



Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

www.villageofgilberts.com

SPECIAL MEETING OF THE VILLAGE BOARD AND PLAN COMMISSION

Monday, January 9, 2023 - 7:00 p.m. - Village Hall Board Room

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Village President and Chairman of the Plan Commission have determined that it is not prudent or practical to conduct an in-person meeting for all members of the Board, Commission and the public due to the pandemic. Therefore, some of the Village Board and Plan Commission members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend the meeting remotely via video or audio as follows:

Zoom (video and/or audio): <https://us06web.zoom.us/j/84006872229>

Meeting ID: 840 0687 2229

Dial-In (audio): (312) 626-6799

Members of the public can also submit written comments via email at info@villageofgilberts.com. Any comments received by 5:00 p.m. on January 9, 2023 will be submitted into the record of the meeting.

ORDER OF BUSINESS

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. ROLL CALL / ESTABLISH QUORUM

3. PUBLIC COMMENT*

4. ITEMS FOR DISCUSSION

- A. Presentation of Findings and Preliminary Recommendations on the Village's Comprehensive Planning Process

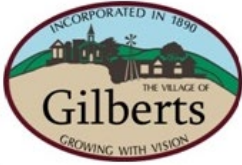
5. ADJOURNMENT

***Public Comment Policy**

Anyone indicating a desire to speak during Public Comments portion of the Village Board Meeting will be acknowledged by the Village President. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President. If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue. During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting. The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861". Assistive services will be provided upon request.

Posted on January, 5, 2023 at:

Village of Gilberts, 87 Galligan Road, Gilberts, IL 60136



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Village President and Board of Trustees
Village Plan Commission






From: Brian Bourdeau, Village Administrator
Riley Lynch, Management Analyst

Date: January 9, 2023 Special Meeting of the Village Board and Plan Commission






Re: Item 4: Presentation of Findings and Preliminary Recommendations on the Village's Comprehensive Planning Process

There is no single, predefined direction for Gilberts, thus clearly articulating the community's desired future in the plan is important. The optimal future is, to an extent, determined by policy embedded within the goals and objectives.

A discussion of the Village's optimal future vision began anew in 2022, when the process of updating its Comprehensive Plan was initiated. The previous Comprehensive Plan had been adopted in 2003. A Comprehensive Plan can generally be described as:

-  Statement of community-wide values;
-  A vision for the future and actions to achieve it;
-  Insights and recommendations about places and programs;
-  A marketing tool for the Village;
-  Approved by the Village Board but developed by a Steering Committee with the support of Village staff and consultants.

The Plan itself will ultimately cover land use, economic development, transportation, community character, community facilities and services, housing, sustainability, and implementation recommendations. Together these provide guidance for present and future development within the Village and surrounding planning area. The Comprehensive Planning process is comprised of 5 phases:





-  Phase 1: Assess Community Conditions
-  Phase 2: Public Engagement
-  Phase 3: A Vision for Gilberts
-  Phase 4: Land Use and Subarea Plans
-  Phase 5: Draft Plan and Adoption

Throughout 2022, the Steering Committee, Village staff and consultants progressed through Phases 1, 2 and 3. Through these three phases two key documents were developed: (1) an Existing Conditions Report and (2) Comprehensive Plan Draft Goals + Objectives. As the comprehensive planning process prepares to move in to Phases 4 and 5 in 2023, we wanted to take an opportunity to provide an update to the full Village Board and Plan Commission on the work thus far and receive feedback on the draft Goals + Objectives.

Special Meeting of the Village Board and Plan Commission – January 9, 2023
Comprehensive Plan Findings and Preliminary Recommendations - 2

In preparation for the meeting, please consider the following from the draft Goals + Objective memo:

There is no single, predefined direction for Gilberts, thus clearly articulating the community's desired future in the plan is important. The optimal future is, to an extent, determined by policy embedded within the goals and objectives. Many of those choices can be encapsulated in the few questions below. We ask that you consider these and keep them in mind while reviewing the draft goals and objectives:

-  *As neighboring suburban communities continue to develop around Gilberts, what does remaining a “small town” mean? Does “small” really mean connected? Rural?*
-  *Most undeveloped land remains in private ownership – does the desire to retain open space mean there is support for conservation of undeveloped land? Preserve access to forest preserves?*
-  *The intersection of Route 72 at Tyrrell could be many things, but market demand plays a large part in how quickly it will develop – does the community want to wait for 100% commercial? Is a mix of commercial and residential uses acceptable? Something else?*
-  *What locations are appropriate for light industrial uses, such as warehousing, logistics and assembly?*

We look forward to the discussion on Monday! Attached to the memo are the Existing Conditions Report and the Plan's Draft Goals + Objectives. The draft Goals + Objectives will be a substantial part of the discussion. There is also a lot of background information on the planning process and to-date findings on the Village's Comprehensive Plan website: <https://plangilbertsfuture.com/>

Attachments

- A) Draft Goals + Objectives
- B) Existing Conditions Report



TO: Gilberts Comprehensive Plan Steering Committee
FROM: Carol Brobeck, AICP, Senior Planner
Michael Blue, FAICP, Principal
DATE: November 11, 2022 - UPDATED
RE: Draft Comprehensive Plan Vision Statement, Goals + Objectives

The following draft *Vision Statement, Goals and Objectives* present key issues and opportunities identified as significant to Gilberts' future. The goals and objectives are derived from analysis of existing conditions and discussions with the community (residents, Steering Committee, Village staff, and other stakeholders) about desires, needs, and opportunities for the future. The goals and objectives function as a first draft of matters to be addressed in the Plan. They describe how the Plan will guide development and community enhancement, and the vision statement and goals describe long term community aspirations. Together, they form the basis for preliminary plan recommendations to align community conditions and potentials with the community's vision.

There is no single, predefined direction for Gilberts, thus clearly articulating the community's desired future in the plan is important. The optimal future is, to an extent, determined by policy choices embedded within the goals and objectives. Many of those choices can be encapsulated in the few questions below. The Steering Committee is asked to consider these and then keep them in mind while reviewing the draft goals and objectives.

- *What flavor of "small town" is desired for Gilberts – Is it a hide-a-way? A middle ground between urban and rural? Something else?*
- *As neighboring suburban communities continue to develop around Gilberts, what does remaining a "small town" mean? Does "small" really mean connected? Rural?*
- *Most undeveloped land remains in private ownership – does the desire to retain open space mean there is support for conservation of undeveloped land? Preserve access to forest preserves?*
- *The intersection of Route 72 at Tyrrell could be many things, but market demand plays a large part in how quickly it will development – does the community want to wait for 100% commercial? Is a mix of commercial and residential uses acceptable? Something else?*
- *What locations are appropriate for light industrial uses, such as warehousing, logistics and assembly?*



There are no right or wrong answers. The upcoming Steering Committee meeting on November 14 will provide an opportunity to discuss these policy choices, confirm and refine the goals and objectives, and think more critically about goals and objectives for the subareas.

This stage is important as it guides drafting of the Plan itself. As you review the vision, goals and objectives in this draft, please consider how well each fits the desired future for Gilberts and note anything else that should be added.

DRAFT



DRAFT Vision Statement, Goals + Objectives

For Review by the Steering Committee | November 10, 2022

Purpose & Intent

The goals and objectives are effectively a first draft of items to be addressed in the comprehensive plan and related preliminary recommendations – together, they represent the ideas and opportunities of the community, gathered through many, many conversations and feedback channels. These aspirational statements convey the future the Gilberts community sees for itself and actions that support that desired future. The comprehensive plan will expand upon these goals and objectives and establish recommendations to carry them out.

1. **Define existing conditions that are important to maintain** – First and foremost, the purpose of a plan is to preserve community assets and essential positive qualities of the Village. Many of these are highlighted in the goals and objectives. Therefore, in reviewing the statements one may think “But we already do that, why wouldn’t we continue to do that? In fact, why is it even mentioned here?” The answer is that the goals and objectives are very much about conditions in the Village to be preserved. This is part of how the plan describes what’s important to Gilberts. If the goals and objectives only focus on matters to change or problems to fix, we might lose the fundamental factors that make the Village great.
2. **Describe conditions that aren’t here now but we want to accomplish** – Goals and objectives primarily are about aspirations for the Village and how to move toward them. Some goals and objectives are very specific actions (i.e., change zoning along a corridor), and some are seemingly generic statements that few could disagree with (i.e., preserve open space). Both the specific and general statements are needed to paint a picture of the community Gilberts wants to be. We can’t predict every possible opportunity or change today, so the plan includes goals and objectives that describe end states by which future opportunities should be measured.
3. **Help to implement the plan** – Comprehensive plans are implemented in three primary ways – budgetary decisions of the Village Board, development projects that occur in the Village, and by investment coming from grants or other external funds. The goals and objectives help remind elected officials of the implementation ideas raised in the community-wide planning process and give leaders confidence that taking such actions advances a community vision. Also, the goals and objectives help to determine if a development proposal is appropriate. When securing grants, any grantor will want to ensure that their investment is part of a logical and thought out spending and use program—like a comprehensive plan.
4. **Define intentionality of the plan** – Sometimes, municipal governance hits a bump in the road. The Village may face a challenging budgetary decision, need to consider approval of a controversial development, or be faced with litigation on a zoning matter. In each of these cases the goals and objectives (and the full plan), help the Village show that decisions made were intentional and consistent with the plan. The plan, goals, and objectives shine light on how a decision can be reached and provides consistency in actions over time; this lets residents and



the business community know that the Village is acting logically and predictably. And if faced with the challenge of a land use related lawsuit, it shows that the Village has not been arbitrary or capricious in its decisions.

5. ***Set the table for the rest of the plan*** – The goals and objectives are not the end of the story. There is much background, reasoning, imagery, and detail yet to be provided in the comprehensive plan. It is not the role of the goals and objectives to say everything, but rather to highlight the main ideas that are of importance to the Village.

Goals and Objectives Defined

Goals and objectives outline policies, programs, and further planning the Village looks to conduct in implementing this comprehensive plan. These statements reflect past planning efforts of the Village, community input to this plan, stakeholder input, and assessment of community conditions. Organized by themes, these goals and objectives chart a course to reach the desired future.

Goals are aspirational statements of Village ambitions for the future. They are not measurable and may not ultimately be fully achievable – but they spell out what the Village seeks to preserve, change, and become.

Objectives are the actions or policies to be followed in pursuit of goals. Some are broad, some more specific. They do not come with a firm timeline and may be changed in their ultimate implementation. They likely require more thought, deliberation, and refinement as they are brought to fruition. But that is the model for how plans come about - the desired outcomes generally remain, the environment in which they may become reality is dynamic and the plan must be applied accordingly.

Vision Statement

The Village of Gilberts is a place to call home – a peaceful, affordable community for families; a supportive environment for entrepreneurs and growing businesses; a place that strives for balance and harmony between natural and human habitats. Gilberts is a sanctuary of tranquility - a community that values privacy, independence, and connectivity. Quality of life in Gilberts is achieved by meeting and supporting residents' social, recreational, and economic needs.



COMMUNITY CHARACTER

Community Character is more than the architecture or design of a place, it is about what one does there, the comfort of the physical space, and the enjoyment of what one is doing (dining, playing in a park, shopping, etc.). The overall character of a community is more than the success or quality of these spaces and those associated feelings, it is about the experience and emotion of getting there on roads, sidewalks, paths, etc. Community character is not a few big things, but rather a large collection of little things.

GOAL: Gilberts' character reflects its unique positioning as the middle ground between urban and rural communities.

Objective: Use placemaking strategies, such as consistent lighting posts and signage, to give Gilberts a recognizable community character to unify the community visually.

Objective: Emphasize small town character in terms of development, community activities, and level of commercial development.

GOAL: New development complements Gilberts' small-town character.

Objective: Adopt Design Guidelines for light industrial, commercial, and other employment uses.



COMMUNITY RESILIENCY

Community Resiliency is about preparing for seen and unforeseen challenges such that the community is able to bounce back quickly from them. Building resiliency is rooted in building a community that is sustainable environmentally and economically, where long-term impacts and opportunities are embedded in decision-making. A resilient community is prepared to endure and recover from both difficult economic times and extreme weather events.

GOAL: The Village of Gilberts is a resilient community, ready to face seen and unforeseen challenges.

Objective: Encourage low-impact development (LID) design in new residential development to preserve the natural environment, habitats, soil health, and maintain highly pervious neighborhoods through natural stormwater retention.

Objective: Encourage residential development that includes shared open spaces, internal walkways/connectivity, and access to surrounding open spaces, including environmentally sensitive areas.

Objective: Better connect every household to a park, trail, forest preserve or other open space.

Objective: Pursue development designs and village services that preserve and enhance safety for residents and visitors.

GOAL: Utility infrastructure (water, sewer, stormwater) is of highest quality and has adequate capacity and to provide for current and future residents and businesses.

Objective: Conduct an assessment of Village water + sewer systems to establish a baseline and inform capital improvements plans.

Objective: Conduct a transportation assessment of roadways within the Village.

GOAL: Village priorities and regulations for alternative energy systems are clear and approval processes are efficient for residents and developers.

Objective: Review and refine the UDO to clearly communicate the Gilberts' regulations and approval processes for alternative energy systems, solar, wind, geothermal, and EV charging.

Objective: Communicate community benefits of opportunities alternative energy systems.



ECONOMIC DEVELOPMENT

A sound and stable business environment benefits the Village by supporting the tax base, providing for the needs of residents, and contributing to the overall character of the community. Ensuring that Gilberts continues to be a great place to live, work, and play requires pursuing a range of opportunities that will include new development, redevelopment, and ultimately the reuse of existing structures. As seen in many places, the challenge with capitalizing on those opportunities is that key factors can be out of the Village's control: regional and national real estate markets, decisions of national corporations, and property owners with differing objectives.

GOAL: Gilberts is home to a range of businesses + employment uses.

Objective: Refine the Village's Economic Development Strategy to reflect the community vision and economic considerations.

Objective: Find opportunities to expand the number of commercial businesses + employment uses to increase local shopping and dining within Gilberts.

Objective: Attract new businesses, including light industrial uses and entrepreneurial ventures to the Gilberts Industrial Park.

Objective: Use TIF funds and work with business and property owners in the Gilberts Industrial Park to enhance the overall appearance of the area and properties there.

Objective: Encourage business expansion and stronger business relationships by supporting Network Gilberts.

Objective: Continue to partner with the Northern Kane County Chamber of Commerce to encourage entrepreneurial support, including networking, resources, and educational opportunities.

Objective: Market the Village's location near large scale retail and logistics businesses to attract related or spinoff development to serve residents (such as family entertainment or restaurants, and business and personal services).

GOAL: Commercial + Retail uses are economically sustainable, cater to locals, and attract visitors.

Objective: Review zoning and work with property owners to expand retail uses at prime locations within the Village: the Higgins Road / Tyrrell Road intersection; along the south side of Huntley Road; and at the intersection of Galligan and Freeman.



Objective: Encourage additional businesses that provide goods and services geared toward youth + families.

Objective: Encourage commercial + retail uses that complement Gilbert's character, such as farm stands and local shops and restaurants.

Objective: Identify and pursue logistics and light industrial uses along frontages of I-90.

DRAFT



MOBILITY + CONNECTIVITY

Transportation planning is about more than simply building efficient roadways for cars. It encompasses many more modes of travel, especially active transportation networks such as sidewalks, pedestrian crossings, bicycle infrastructure, access to public transit, accessibility for people with disabilities, and shared uses such as scooters.

GOAL: Gilberts is a safe place for everyone to move around safely and independently, especially youth and the elderly.

Objective: Assure connectivity for the entire community through multi-use paths and/or trails which connect within Gilberts and to regional paths/trails.

Objective: Work with IDOT to retrofit or rebuild the bridge over I-90 to include a pedestrian/bike path to safely connect the north and south residential areas of Gilberts.

Objective: Implement a gateway and wayfinding program to help people know they are in Gilberts and find recreational, commercial, open space and community facilities.

Objective: Adopt a Complete Streets Policy.

GOAL: Gilberts' residents and employees have convenient access to employment hubs and opportunities locally and regionally.

Objective: Actively participate in intergovernmental planning for anticipated future roadway improvements, such as the widening of Higgins Road.

Objective: Incorporate pedestrian and bike infrastructure along roads that connect to regional routes to enhance accessibility + safety.

Objective: Continue to maintain a relationship and open communication with RTA and PACE Bus.

Objective: Support the construction of an additional I-90 interchange to serve Gilberts.



NATURAL ASSETS, OPEN SPACE + RECREATION

Natural Assets, Open Space + Recreation are a focus on the health and wellness of the land and the people. The community benefits in multiple ways from natural assets – from stormwater flooding mitigation to the mental + physical benefits of living closer to nature. The Gilberts community has a strong affinity for open space and values living close to nature. The comprehensive plan is an opportunity to start discussing how to preserve and protect natural assets. These discussions are with stakeholders in the community and the other jurisdictions about how development can enhance the connection between the built and natural environments.

GOAL: Gilberts is a community rich in parkland, open space, and opportunities to interact with the natural environment.

Objective: Enhance safety and connectivity to parkland and open spaces by planning safe routes to parks in all new developments and identifying opportunities to add paths in existing developments.

Objective: Work with other jurisdictions to revisit UDO land dedication requirements for residential subdivisions to ensure adequate future facilities for residents.

Objective: Revisit UDO requirements for residential subdivisions to ensure open spaces are located in new developments and provide or enhance connectivity to parks and other destinations.

Objective: Create / enhance trail connections to local / neighboring parkland and conservation areas, such as Kane County Forest Preserves.

Objective: Close sidewalk gaps between residential neighborhoods and between residential areas and main roads.

GOAL: The trail system within Gilberts provides a safe, alternative way to get around for recreation and transportation.

Objective: Identify roadways/routes for future trails, key sidewalk connections, and funding sources to create a pedestrian/bike network.

Objective: Revise UDO to allow for / require bike parking.

Objective: Create visual cues to identify bicycle routes (markings, sharrows, signage, etc.)

Objective: Host community rides to enhance knowledge of the routes and create familiarity to enhance comfort.



HOUSING

Housing in Gilberts primarily includes single-family dwellings. For the most part, housing is affordable for young families, empty nesters, and people who work in the Village. Gilberts attracts families looking for affordable homes in a supportive and welcoming small-town community. With recent and ongoing residential development, how can Gilberts retain its small-town character, culture and feel as the community continues to grow? While schoolchildren have historically grown up together, new housing units are planned in adjacent school districts. The comprehensive plan is the forum to consider and discuss challenges and establish objectives for addressing them. This will set a baseline for further Village consideration and planning for the housing needs of its current residents and prepare for future residents.

GOAL: Gilberts is a Quiet, Affordable Place to Live

Objective: Provide for a range of housing types within the Village to make the community more accessible to young families through UDO refinements.

Objective: Encourage denser residential development (such as townhomes and apartments) at major intersections + along regional corridors, such as Higgins Road.

GOAL: Gilberts' residential areas are walkable, connected, and facilitate access to recreation and open space.

Objective: Revise Unified Development Ordinance to emphasize desired residential development types, recreation + open space, and connections.

GOAL: Preserve existing housing stock.

Objective: Encourage regular maintenance and repairs to older homes through resources and assistance programs to homeowners.

Objective: Review Unified Development Ordinance to reflect the future vision of Old Town.

Objective: Continue to protect rural estates and rural residences through zoning to perpetuate the ability for residents to enjoy a more rural lifestyle in town.



COMMUNITY SERVICES, ACTIVITIES + PROGRAMS

Community services, activities and programs are building blocks for community well-being and strengthening social interaction. Events and activities, such as Community Days, enhance community identity, and create opportunities for residents to engage and socialize. Affordable services attract families looking for stability and community. Recreational programs encourage a healthy and vibrant community.

GOAL: Quality community services and administration for Village residents, businesses, and property owners.

Objective: Establish a new municipal center along Higgins Road with the potential to house multiple governmental facilities together.

Objective: Identify opportunities for a permanent library presence in Gilberts.

Objective: Maintain quality and cost effective Village services for the community.

Objective: Work with surrounding communities to update or establish intergovernmental and boundary agreements.

Objective: Coordinate with taxing jurisdictions serving the Village to identify service, facility, and equipment sharing needs as a way to keep service costs down.

GOAL: Access to recreation facilities and youth activities and programming is excellent and affordable.

Objective: Continue to provide Gilberts residents' information about regional programs, services, events and natural assets.

Objective: Identify opportunities for private providers to sponsor recreational and sports activities in the Village.

Objective: Continue to host family-oriented events such as Community Days.

Objective: Create a Recreation Facilities + Activities Task Force to identify specific recreation needs of the community and how these can be effectively met.



FUTURE LAND USE PLAN

Goal: A community with balanced land uses that meet the needs of all residents and other stakeholders.

Objective: Pursue a development pattern that respects, supports, and protects existing residential development of the Village.

Objective: Ensure that new development is interconnected with existing parts of the Village by trails, sidewalks, and roads.

Objective: Ensure that new, residential development is well buffered from adjacent nonresidential uses, and conversely that any new nonresidential development is well buffered from existing or anticipated future residential uses.

Objective: Review current UDO to identify ways to enhance current development and development review practices.

GOAL: Connect residents conveniently and safely to the northern portions of the Village and recreational and community destinations.

Objective: Ensure that ongoing development of The Conservancy continues to meet proposed connectivity within and beyond the development.

Objective: Incorporate pedestrian and bicycle trails within and beyond future developments in this area.

Objective: Ensure that development along Galligan and Freeman Roads is walkable, allowing for safe and efficient pedestrian and bike movement between residential neighborhoods, commercial, and institutional uses.



SUBAREA: Route 72 / Tyrrell Area

GOAL: As the eastern gateway into Gilberts, the intersection draws in visitors and provides shopping and dining opportunities for residents.

Objective: Consider proposals for nonretail commercial or industrial development along Higgins Road away from key intersections, where traffic counts are relatively low.

Objective: Consider proposals for development of townhome/apartment uses at the northeast quadrant of the intersection.

Objective: Encourage commercial development at the northwest and southeast quadrants of the intersection.

SUBAREA: Route 72 / Big Timber Road area

GOAL: A development area that has a unique character and is connected to the balance of the Village.

Objective: Ensure that new residential development in the Higgins Road and Big Timber area (south of I-90) is interconnected via trails and sidewalks and well connected to nearby destinations such that automobile use is not required.

Objective: Ensure that new development in the Higgins Road and Big Timber area (south of I-90) is accessible to and from existing portions of the Village.

Objective: Zoning for residential development in this area will expand dwelling types in Gilberts.

Objective: Consider unique subdivision development in the area that attract new types of development such as estate residential homes, “agrihoods”, or low impact development (LID) that naturally manages stormwater.



SUBAREA: SW Quadrant at Galligan Road / Huntley Road area

GOAL: A northern gateway to the community that advances development and economic development needs of the Village.

Objective: Zone for commercial or mixed-use development near the intersection of Galligan and Huntley Roads, accessible from both Huntley Road (for regional retail uses) and walkable for nearby residential neighborhoods (for local residents' needs).

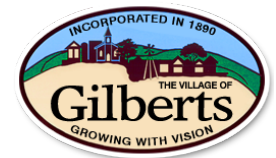
Objective: Allow for more intensive development near the intersection of Huntley and Galligan Roads, acknowledging that Huntley Road is becoming a more significant thoroughfare.

DRAFT



EXISTING CONDITIONS ANALYSIS

This presentation was shared with the Steering Committee at a meeting on October 3, 2022 at Village Hall.



AGENDA

1. **Welcome + Overview**
2. **Community Engagement**
3. **Gilberts Today**
4. **Existing Conditions Analysis**
 - Past Planning, Partners + Services
 - Housing, Industrial, Commercial Market Trends
 - In + Around Gilberts
 - Land Use, Zoning, Community Character + Identity
 - Regional Transportation
 - Paths + Trails
 - Subarea Planning
5. **Questions + Comments**
6. **What's Next**



Welcome & Introductions

What is a Comprehensive Plan?

- A statement of community wide values.
- A vision for the future and actions to achieve it.
- Insights and recommendations about places and programs.
- Approved by Village Board but developed by a planning committee
- A marketing tool for the Village.

Project Phasing

Phase 1: Assess Community Conditions

Phase 2: Public Engagement

Phase 3: A Vision for Gilberts

Phase 4: Land Use and Subarea Plans

Phase 5: Draft Plan and Adoption



ENGAGEMENT TO DATE

GILBERTS
HERE'S MY BIG IDEA
SHARE + LEARN MORE AT WWW.PLANGILBERTSFUTURE.COM

ON A COMMUNITY ASSESSMENT
SHARE + LEARN MORE AT
WWW.PLANGILBERTSFUTURE.COM

Website Stats

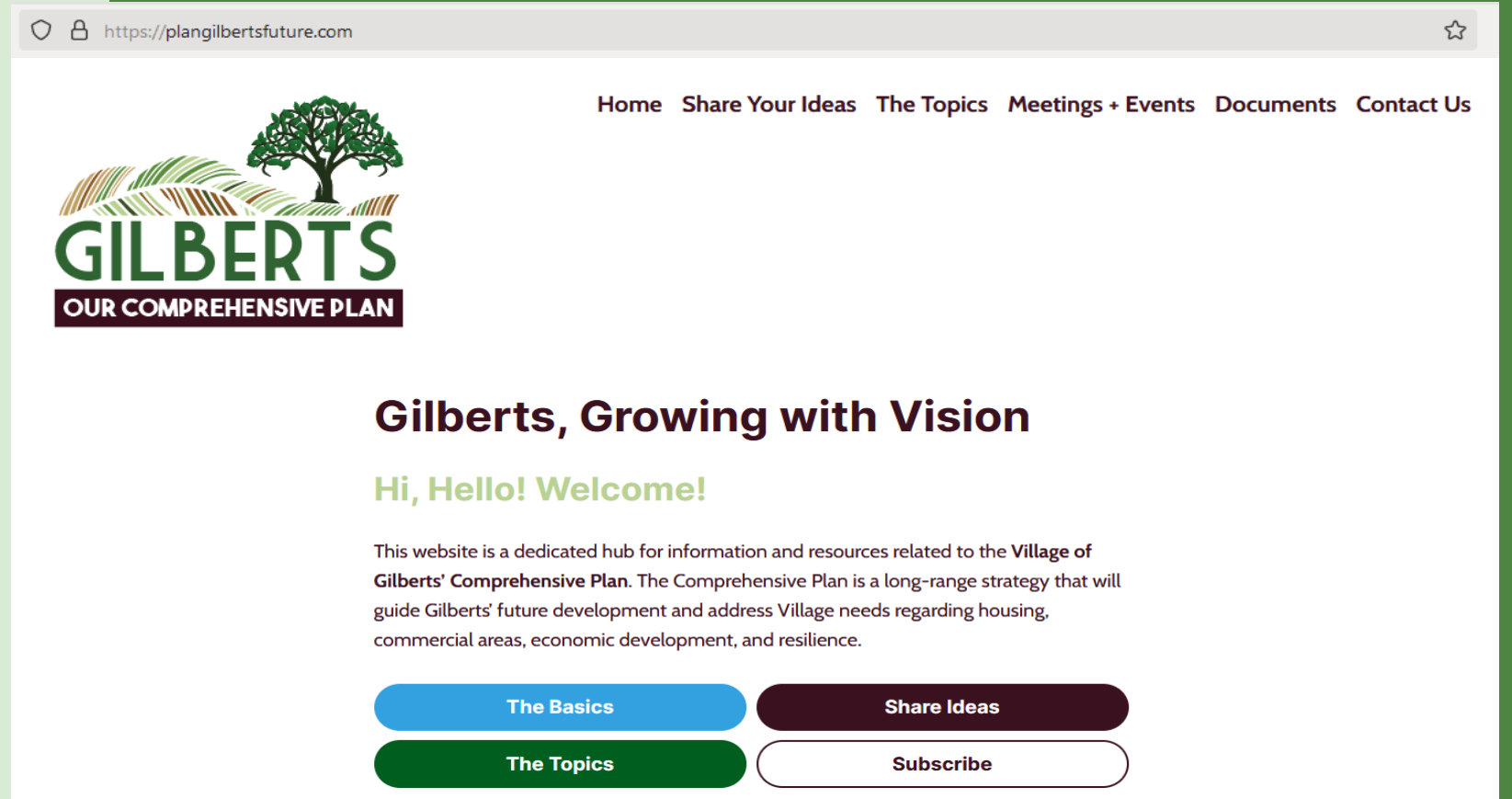
as of 9/13/22

- 702 unique visitors
- 22 comments left
- 43 subscribers

Where are people finding the site from?

- Facebook (300+)
- Village Website (66)

↓ PlanGilbertsFuture.com



https://plangilbertsfuture.com

Home Share Your Ideas The Topics Meetings + Events Documents Contact Us

GILBERTS
OUR COMPREHENSIVE PLAN

Gilberts, Growing with Vision

Hi, Hello! Welcome!

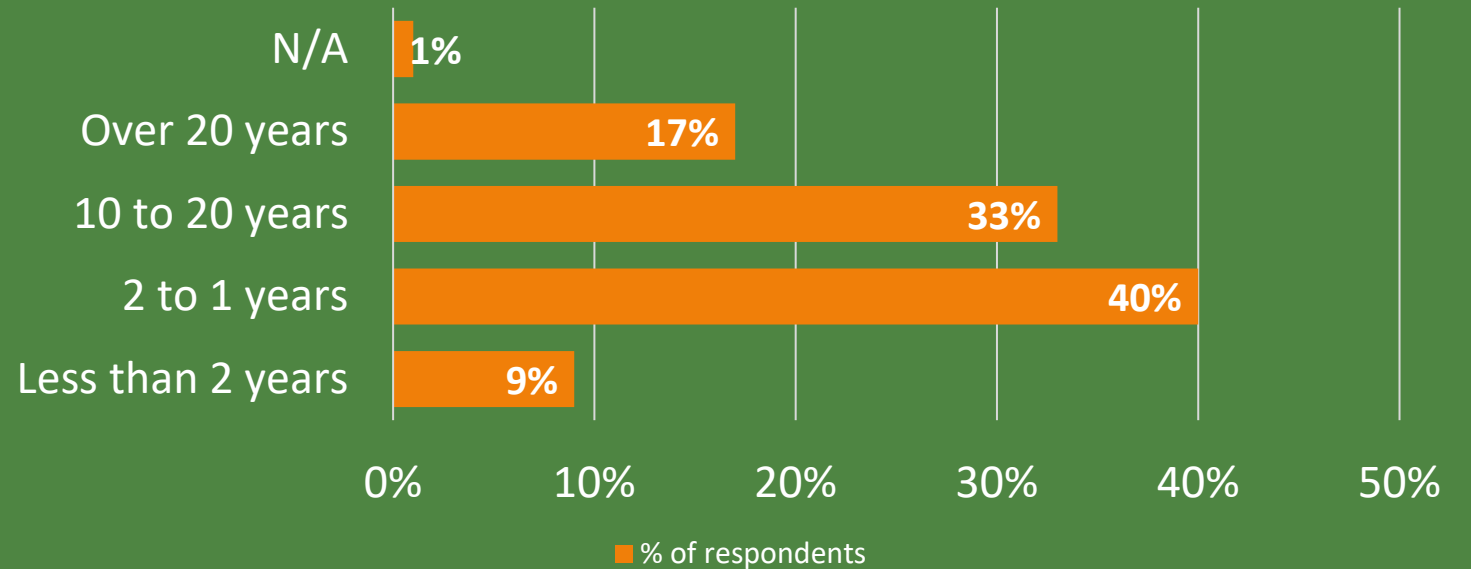
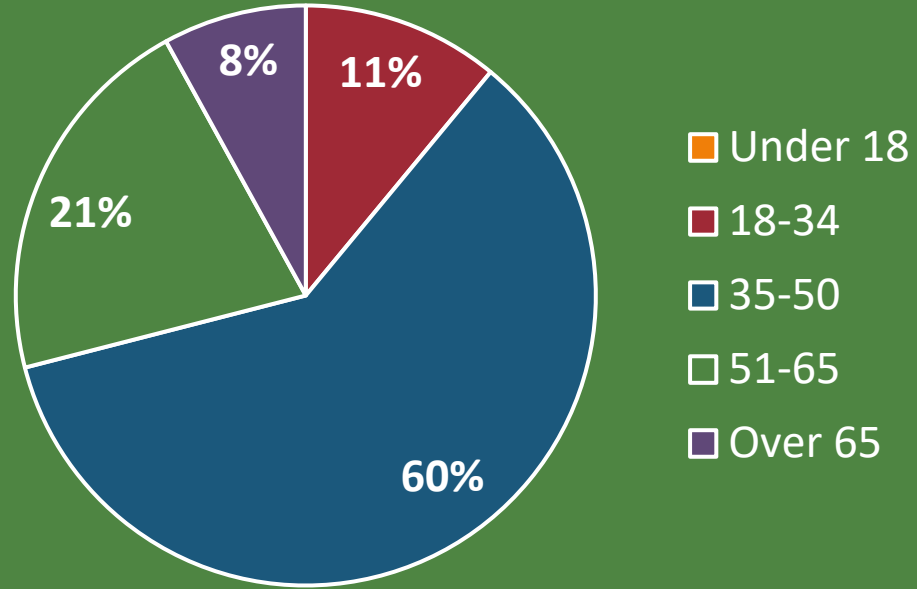
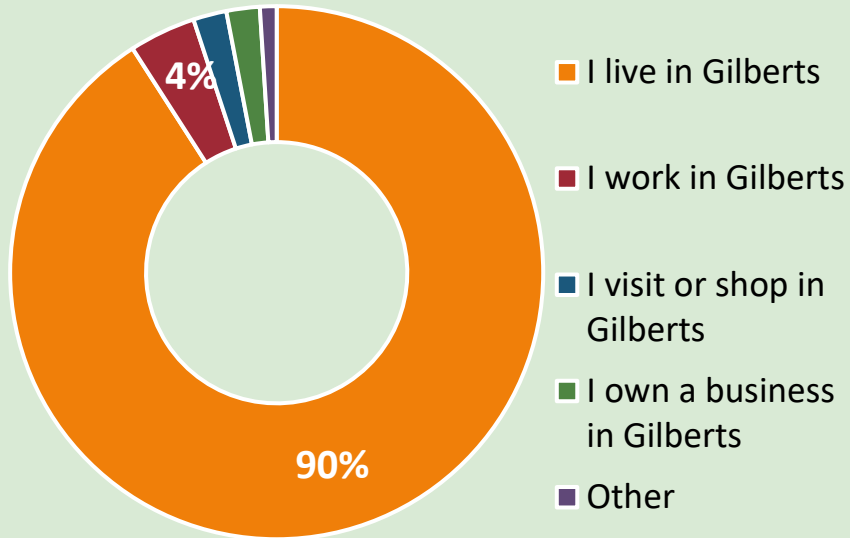
This website is a dedicated hub for information and resources related to the **Village of Gilberts' Comprehensive Plan**. The Comprehensive Plan is a long-range strategy that will guide Gilberts' future development and address Village needs regarding housing, commercial areas, economic development, and resilience.

[The Basics](#) [Share Ideas](#)
[The Topics](#) [Subscribe](#)

Community Survey Results

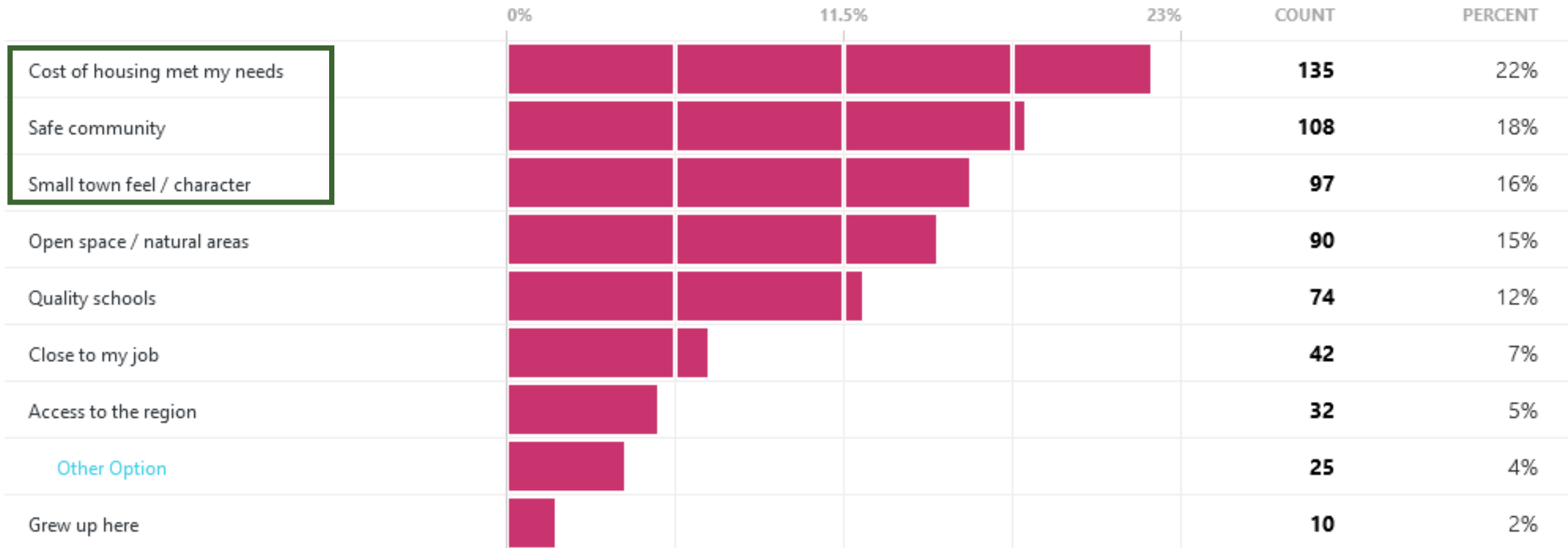
as of 9/13/22

- 243 respondents
- 94 requested to subscribe for updates



Community Survey Results · CHOOSING GILBERTS

01 Why did you originally move to Gilberts? Select up to 3 of your top reasons. (Mandatory)



Community Survey Results · GILBERTS' AMENITIES

02

How would you rate these elements within Gilberts? (Mandatory)

EXCELLENT

FAIR

POOR

Traffic Safety



Recreational Facilities



Youth Programming



Local jobs / employment opportunities

Most respondents answered "no opinion"

Variety of Housing Types



Open Space / Natural Areas



Local shopping/dining options



Sidewalks and Trails



Municipal Services (police, code enforcement, utilities, operations, etc.)







Community Gathering Spaces



Community Survey Results · SHOPPING

03





How often do you SHOP in the following areas? (Mandatory)

	Every Day	1-2x a Week	1-2x a Month	Rarely	Never
Randall Rd, north of Binnie Rd 	18	182	34	6	0
Randall Rd, south of Binnie Rd 	5	107	76	46	6
West Dundee / Carpentersville	3	97	73	59	6
within Gilberts	6	23	39	119	53
Huntley	4	49	74	89	24
Elgin 	3	65	92	70	9
Algonquin 	8	139	64	26	3

Community Survey Results · DINING

04

How often do you DINE in the following areas? (Mandatory)

	Every Day	1-2x a Week	1-2x a Month	Rarely	Never
Randall Rd, north of Binnie Rd 	1	55	125	51	7
Randall Rd, south of Binnie Rd 	0	29	111	85	13
West Dundee / Carpentersville	0	39	94	86	20
within Gilberts	0	8	59	117	55
Huntley	1	11	53	125	48
Elgin 	1	24	83	103	28
Algonquin 	1	38	124	62	14

Community Survey Results · QUALITY

05

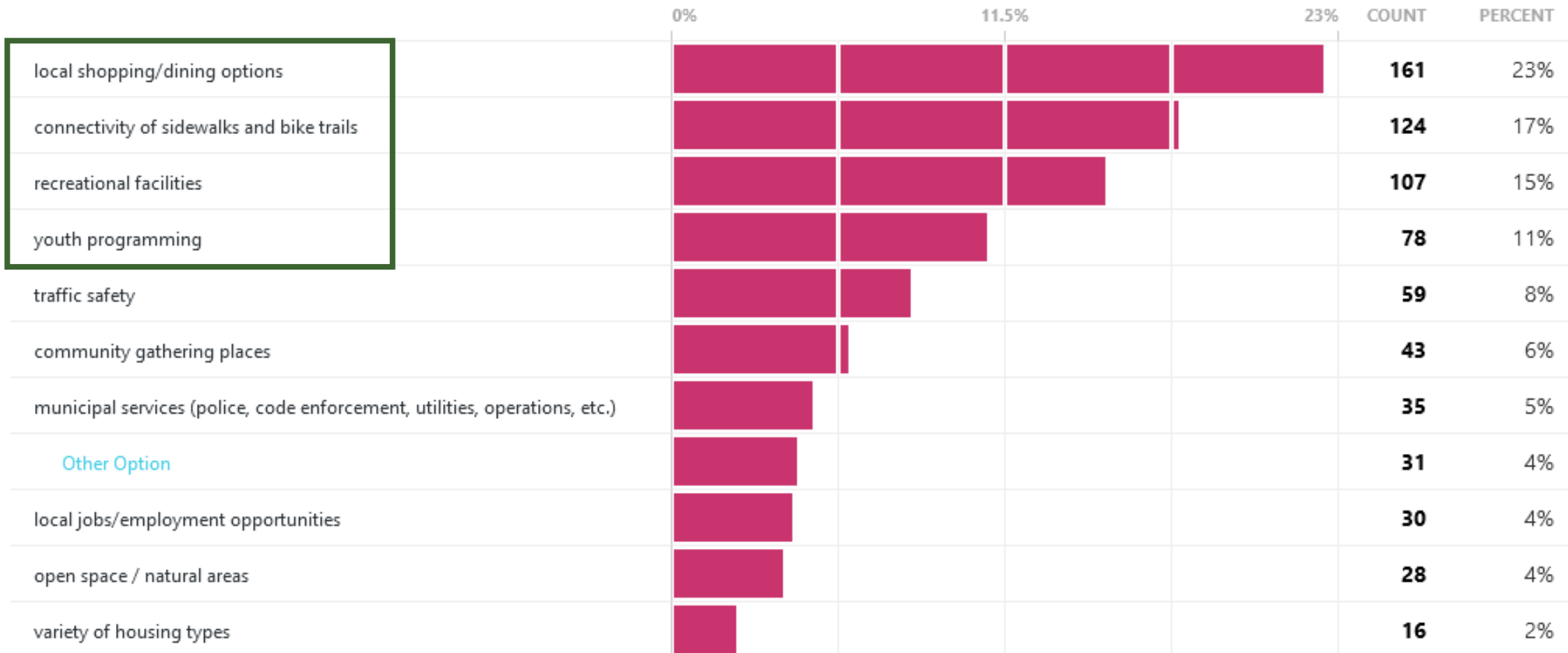
Thinking about quality and availability, how would you rate these elements in Gilbert?
(Mandatory)

	POOR	NEEDS IMPROVEMENT	MEETS EXPECTATIONS	EXCEEDS EXPECTATIONS
Housing			★	
Schools			★	
Auto access + connectivity			★	
Bike/pedestrian access + connectivity		★		
Shopping options in Gilbert	★			
Restaurants in Gilbert		★		
Parks in Gilbert			★	
Village services			★	
Employment Options in or near Gilbert			★	
Shopping / Dining options near Gilbert		★		
Open Space / Natural Areas			★	

Community Survey Results · GREATEST NEEDS

06

What are the greatest needs in Gilberts? (Mandatory)

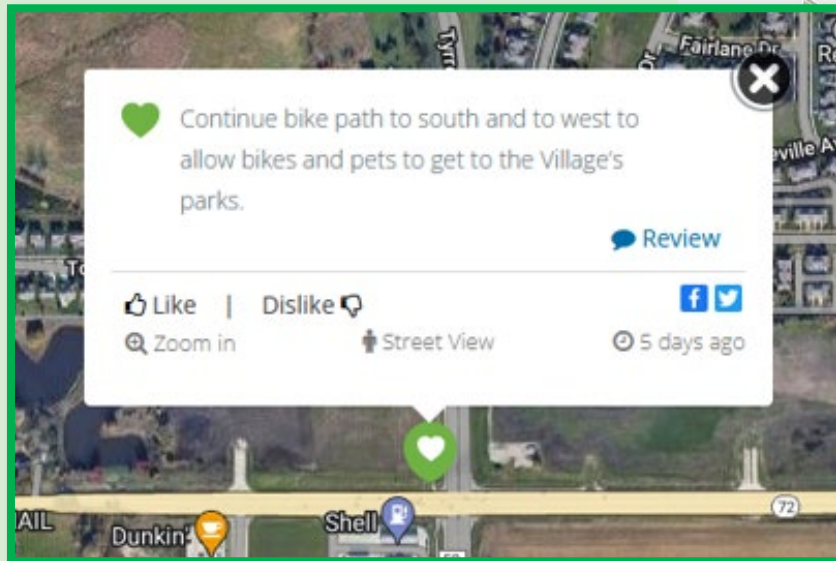


Comment Map Stats

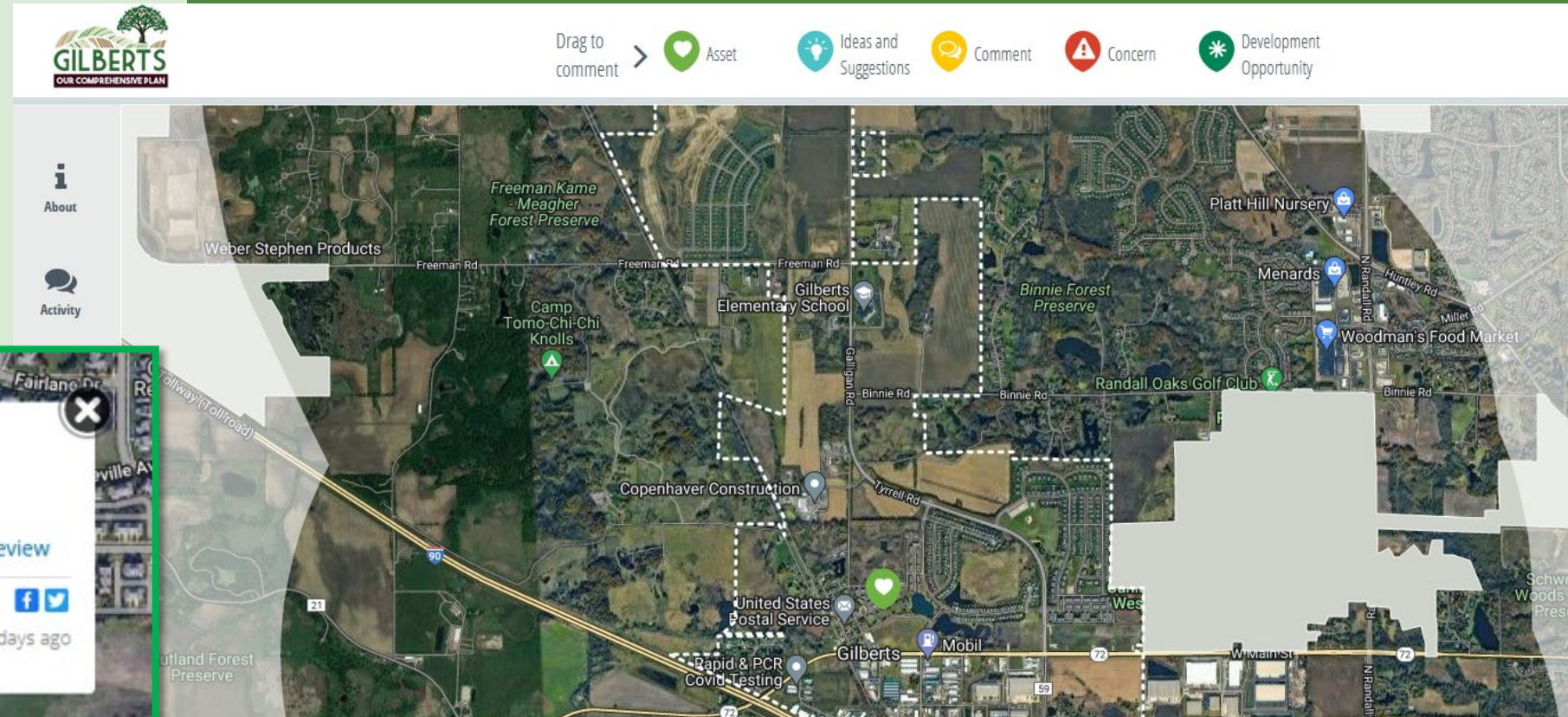
as of 9/13/22

- 64 unique visitors
- 14 comments left

User Comment:



ShareInput.org/PlanGilbertsFuture



Project Cards



Scan me or visit
PLANGILBERTSFUTURE.COM
to share ideas!



GILBERTS

OUR COMPREHENSIVE PLAN



scan me!

HELP US ENVISION GILBERTS' FUTURE



**SHARE + LEARN MORE AT
WWW.PLANGILBERTSFUTURE.COM**



Egg Hunt – April 9th



WE NEED YOUR HELP!

The Comprehensive Plan is about and for Gilberts. The more local residents, business people and property owners share about their goals and desires for the Village, the better the plan will present a true vision for Gilberts.



Share your ideas and concerns for the future -- and subscribe to the site so you can stay involved!



Share Your Vision + Learn More:
www.PlanGilbertsFuture.com



WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a long-range strategy that guides future development in the Village and considers needs related to housing, commercial areas, transportation, the environment, economic development, and more.



Share Your Vision + Learn More:
www.PlanGilbertsFuture.com

A plan by and for the Gilberts community



Community Days – June 5th



Community Days – June 5th

MORE
PLACES TO
EAT +
SHOP!

EASIER TO BIKE
AROUND TO
SHOPS + PLACES
TO EAT

COMMUNITY
GARDENS *****

COMMUNITY POOL

DRIVE-IN
THEATER
WEEKEND FLEA
MARKET

NO MORE
WAREHOUSES –
MORE FAMILY
ACTIVITIES

DOG PARK

MORE FESTIVALS ***



HERE'S MY BIG IDEA...

GILBERT'S PARK
District d/or
Community Pool!
Not just
baseball.
We need
screenable
seating

👍 👍 👍 👍 👍

MORE PLACES TO
SHOP + EAT OUT!
• With a gazebo/fountain
- places for families to
enjoy - all ages.

👍

kid accessible malls.
Keep this Community days after
School gets out! Awesome change!

Outdoor
Bandshell
w/ Food Truck Pads

👍

Expand bridge over
90 - unsafe to walk
across

👍 👍

easier to Bike
around to shops?
Places to eat
• Light @ 72+ Trol
Needs caution lights
crossing for kids/family
teens across
turn ←

Pony riding /
horse back riding -

👍

More Festivals. This
is great!!

👍

Dog Park

👍 👍 👍

Arcade,
Bowling.

👍

Library!

👍

Sidewalk to the
Randal Oaks library.
We ride our bikes. 🙄

Drive-In / Flea
Market
Theater on weekends

👍 ★ ★ 👍

OFF ROAD
PARK
DIRT BIKES, JEES,
RAZORS ETC.

👍

No more Warehouses.
More family activities.

MORE ZONING ^{Yes!!}
for restaurants/
ice cream!

Community
Gardens

👍 👍 👍

pools!

★ ★ 👍 ★ ★

Focus Group Feedback – July 19th

BUSINESS OWNERS

- Option to live + work in town
- Set design standard along 72
- Randall is dividing line between rural and busy

LOCAL GOVERNMENTS

- Family-focused events are very popular
- Schools nearing capacities
- Gilberts is not a destination, “pass thru”

HOAS

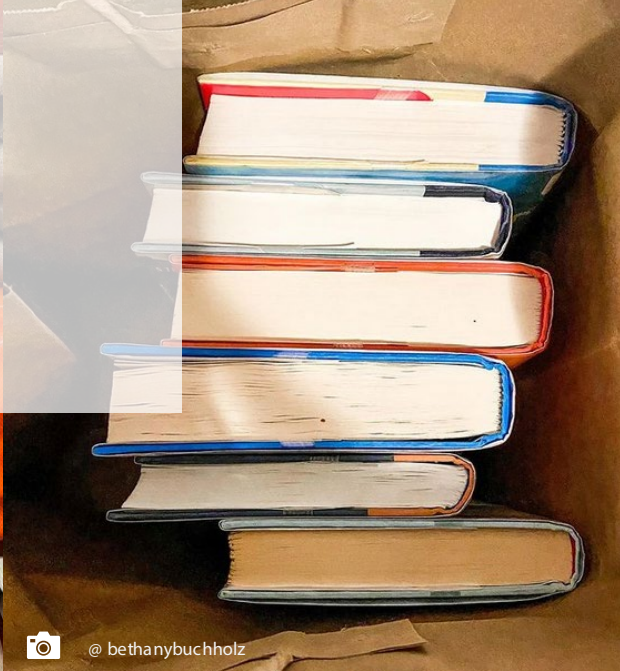
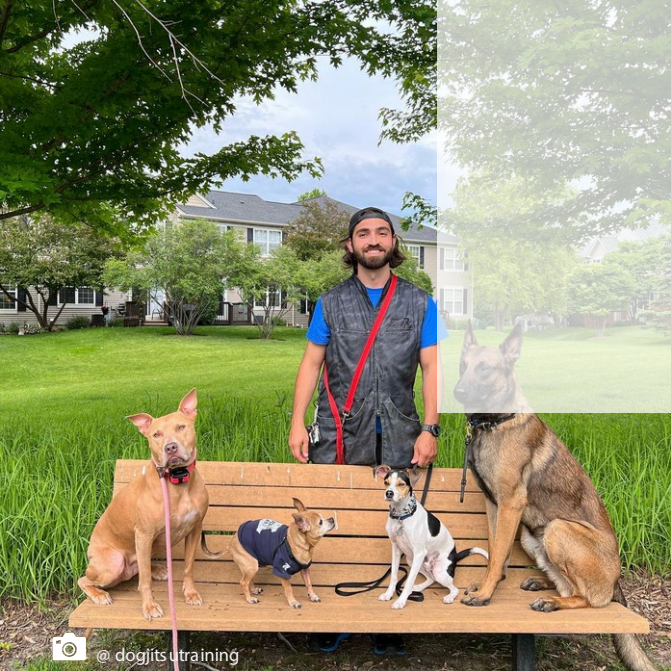
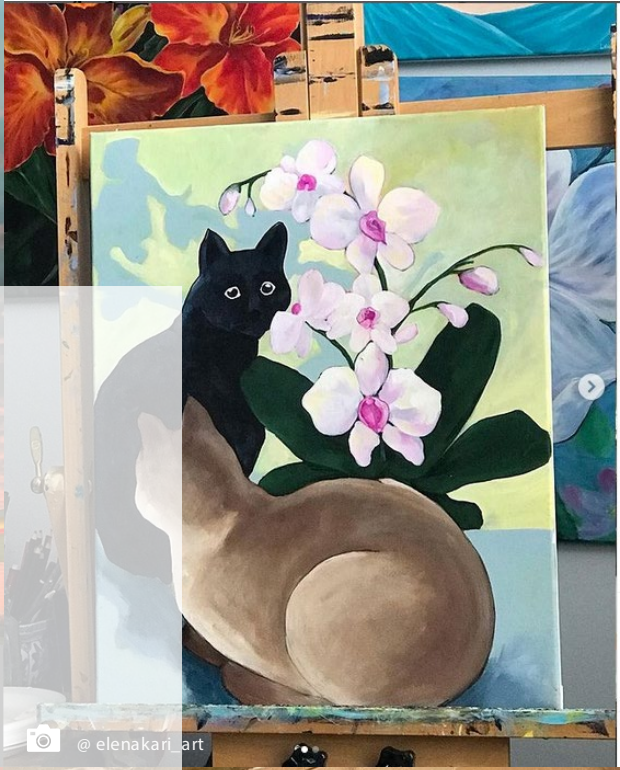
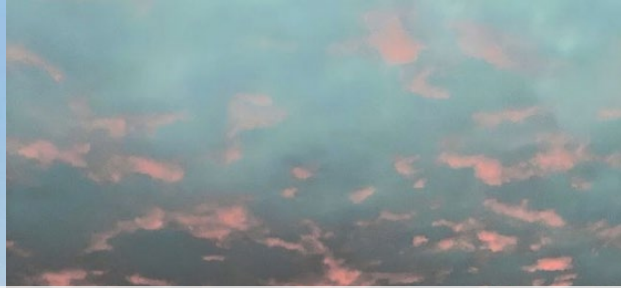
- Hard place for kids to be independent, few activities
- Small town, short trip to conveniences
- Moved for open space

REALTORS

- “Urban style in the country”
- Market for small warehousing
- Gilberts needs to decide how aggressive to be

DEVELOPERS

- Developers make decisions based on 1) schools, 2) political viability, 3) costs
- “Next best answer is NO”
- Interchange at 72/Tyrrell?



GILBERTS TODAY

@thekamelion

@jimdona11

@elenakaribart

@twogekhan.2

@dogjitsutraing

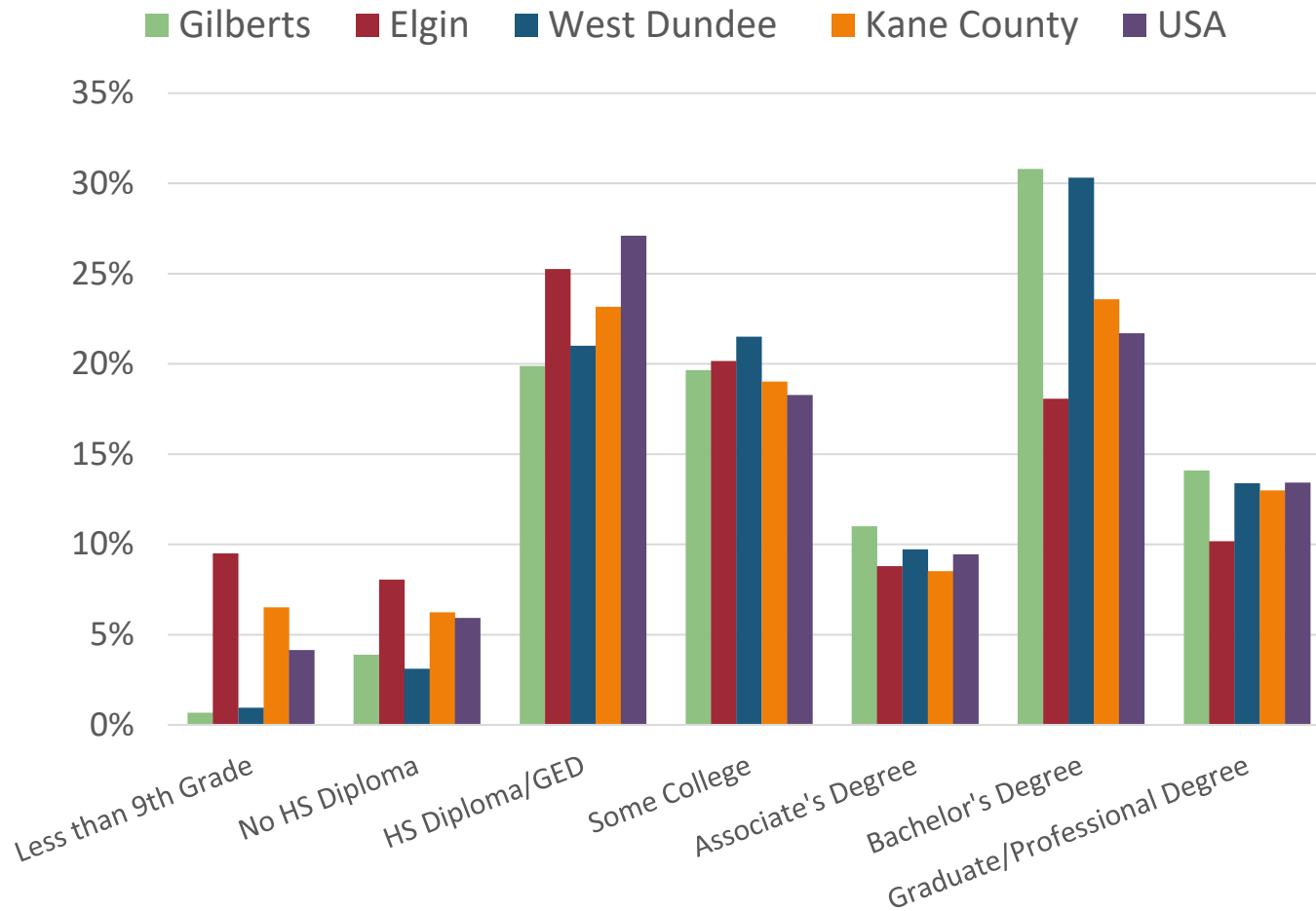
@toynktoys

@mmdgilberts

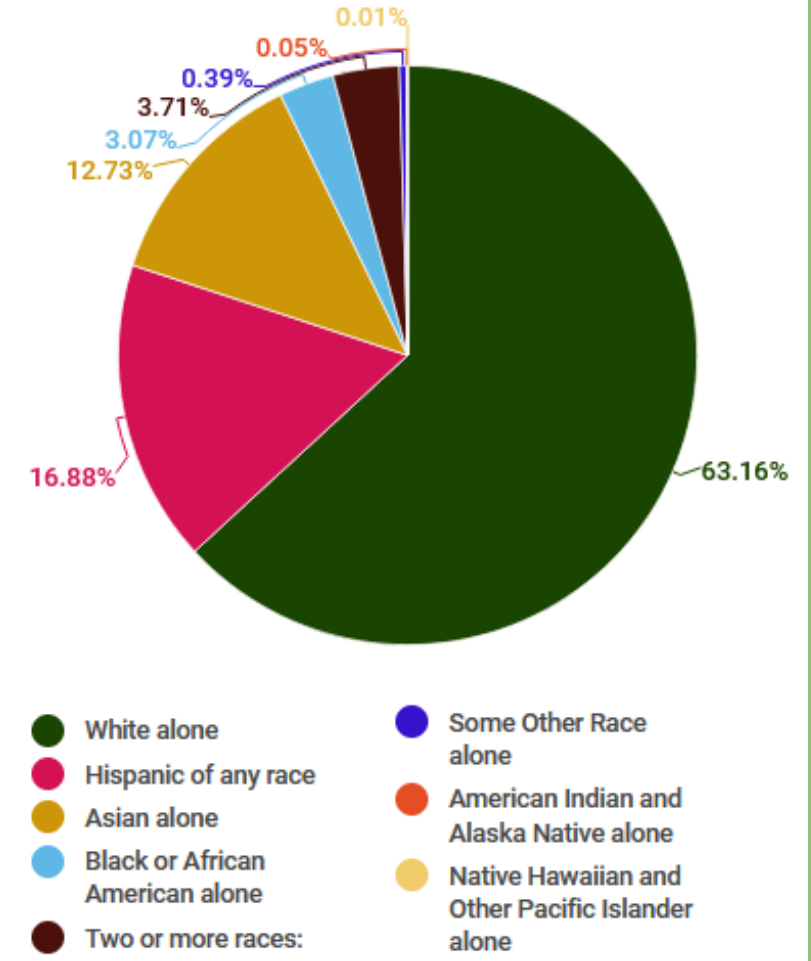
@bethanybuchholz

Gilberts Today Highly Educated + Diverse

Educational Attainment Age 25+, 2022

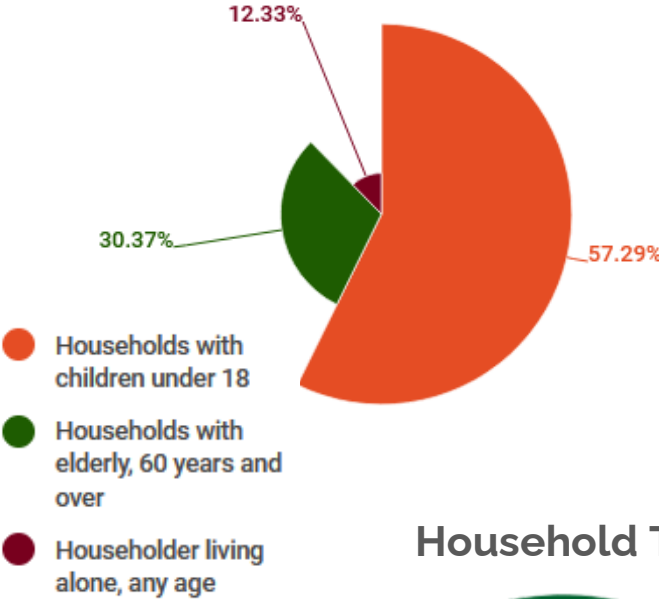


Race / Ethnicity

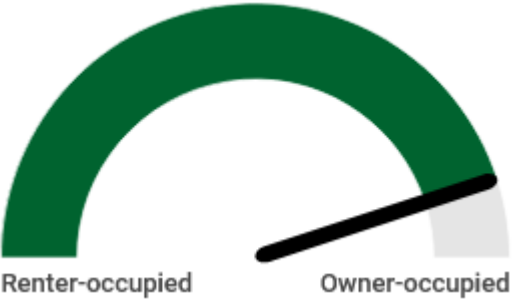


Gilberts Today Families + Homeowners

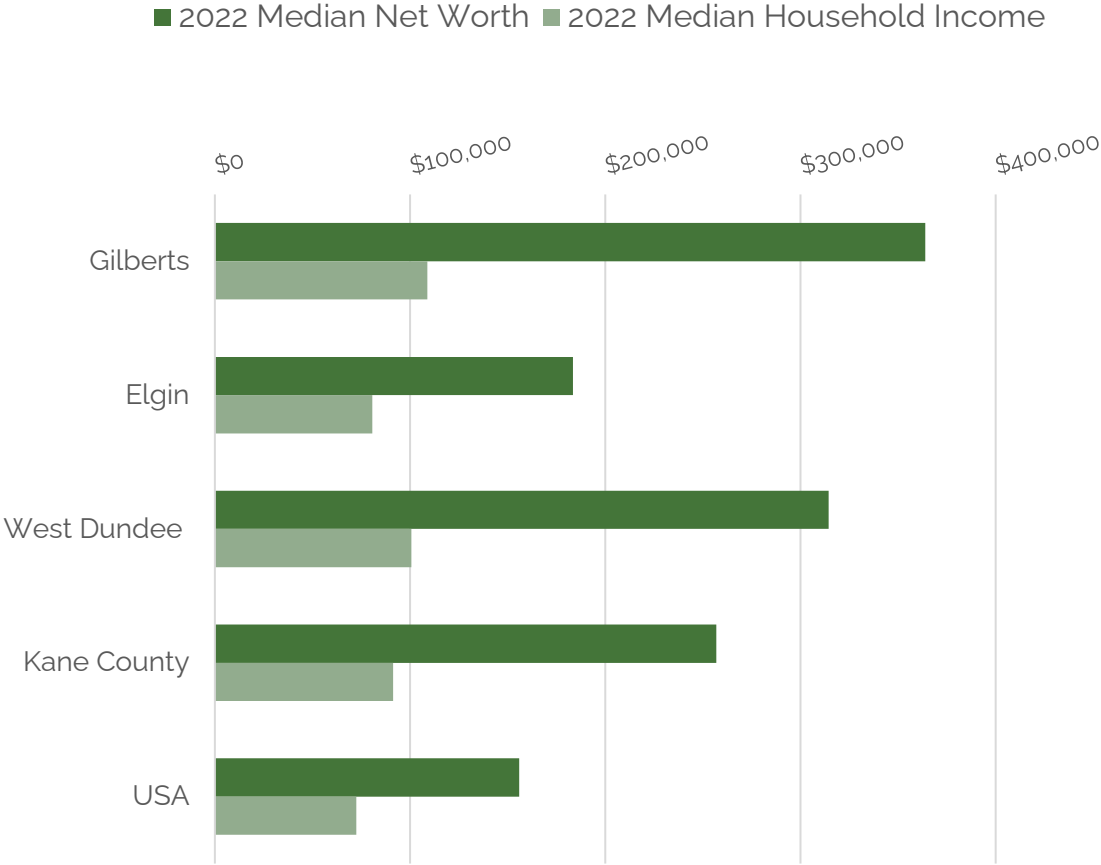
Household Composition



Household Tenure

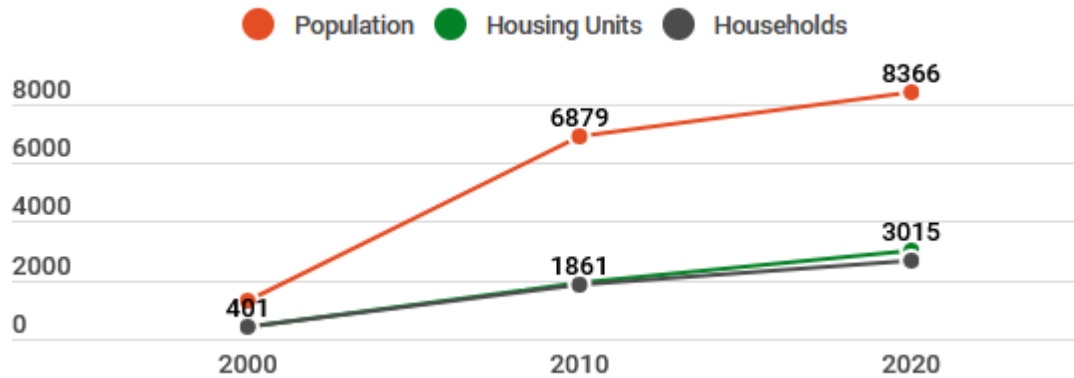


Household Wealth + Income



Data Source: U.S. Decennial Census 2020; American Community Survey 5-Year Estimates 2016-2020

Gilberts Today Growing + Young



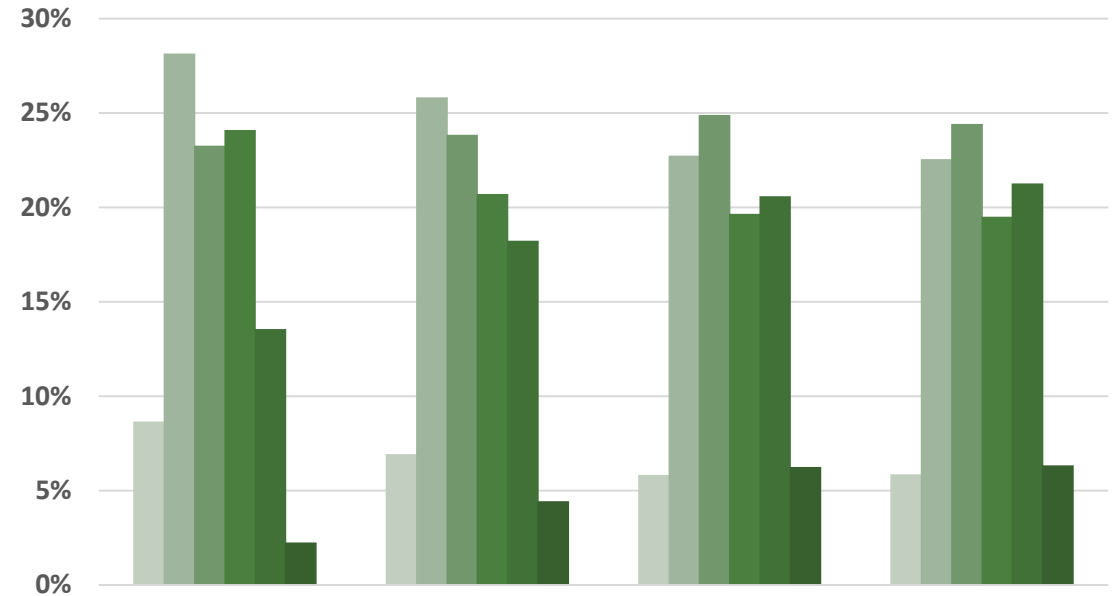
Average Household Size



Planning Considerations

- Needed infrastructure improvements
- School capacities
- Youth programming, activities?

Age by Generation



Gilberts

Kane County

Illinois

USA

Alpha (Born 2017 or Later)

Gen Z (Born 1999 to 2016)

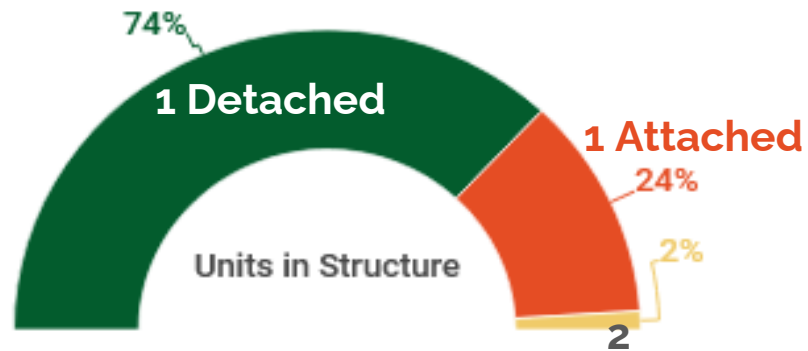
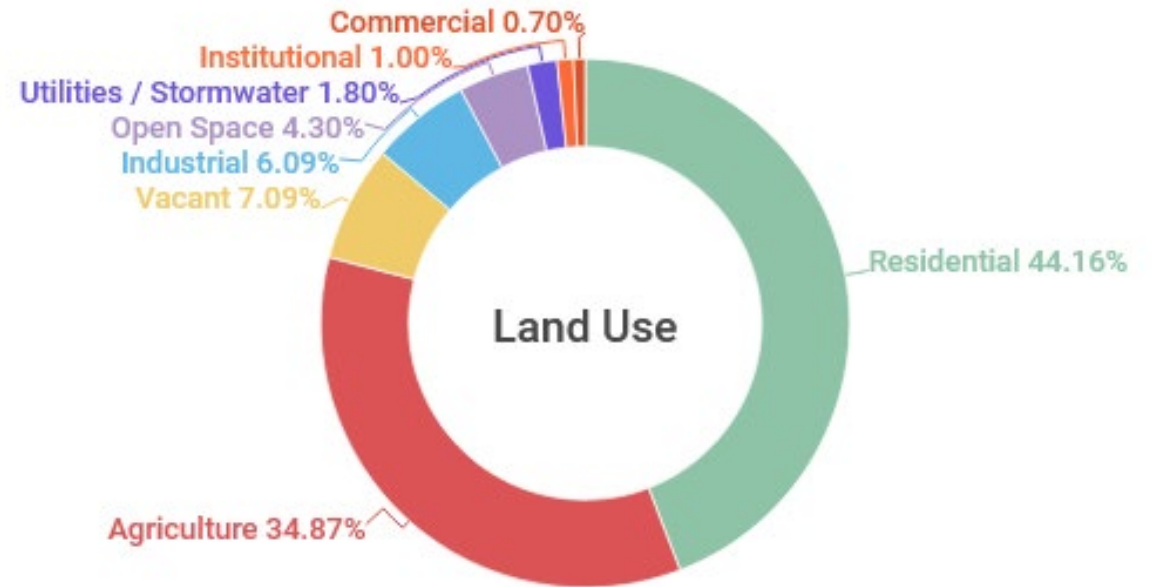
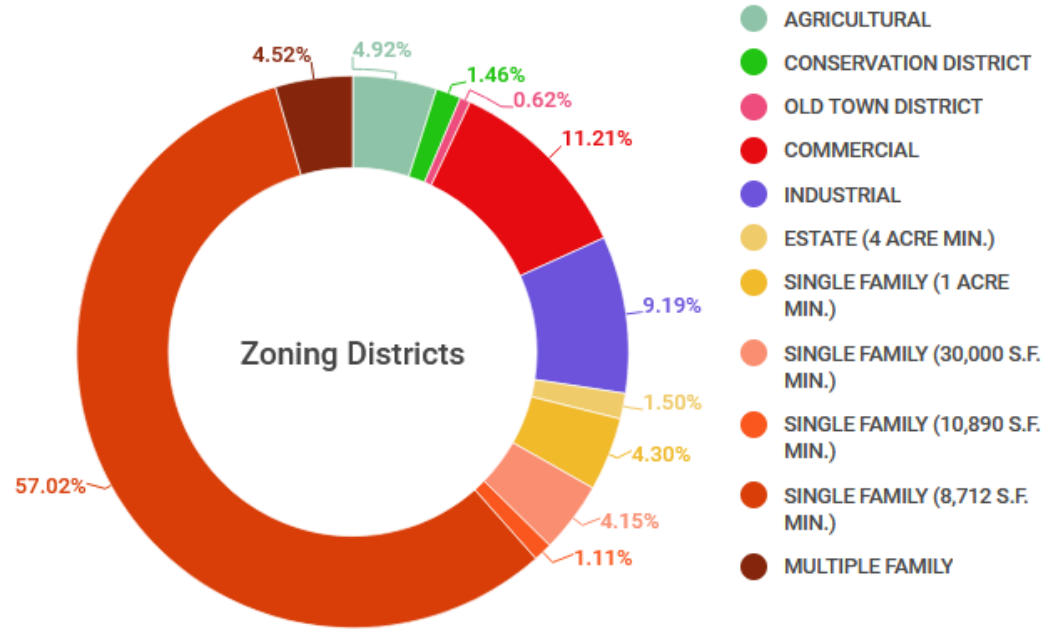
Millennial (Born 1981 to 1998)

Gen X (Born 1965 to 1980)

Baby Boomer (Born 1946 to 1964)

Silent Generation (born before 1945)

Gilberts Today Zoning + Land Use Realities



Planning Considerations

- ❑ ~2,000 acres of AG land
- ❑ Range of future housing types
- ❑ Commercially zoned land is greater than existing Commercial Uses

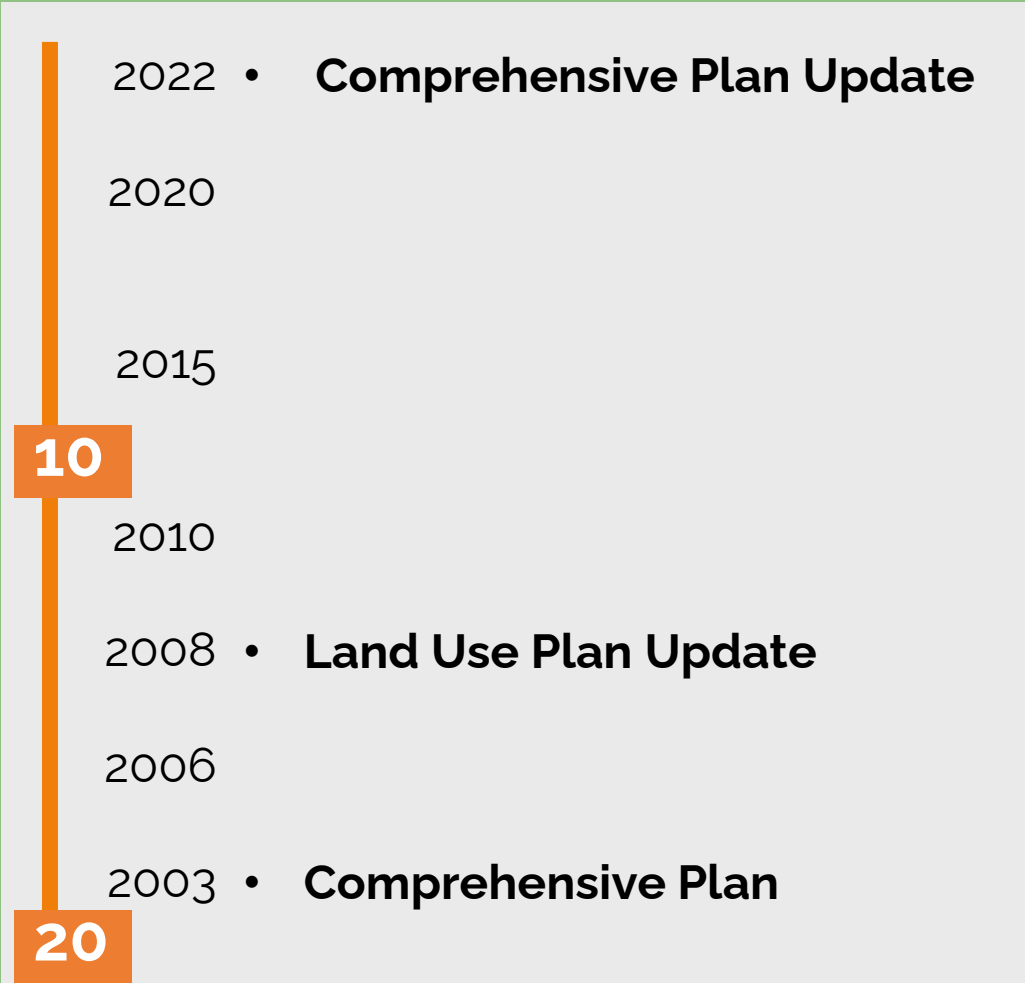


Fox River Valley Libraries

CROSSCOUNTRY
MORTGAGE

PLANS, PROGRAMS + SERVICES

Past Planning Efforts



Comprehensive Plan Village of Gilberts
HOUSEHOLD CHARACTERISTICS

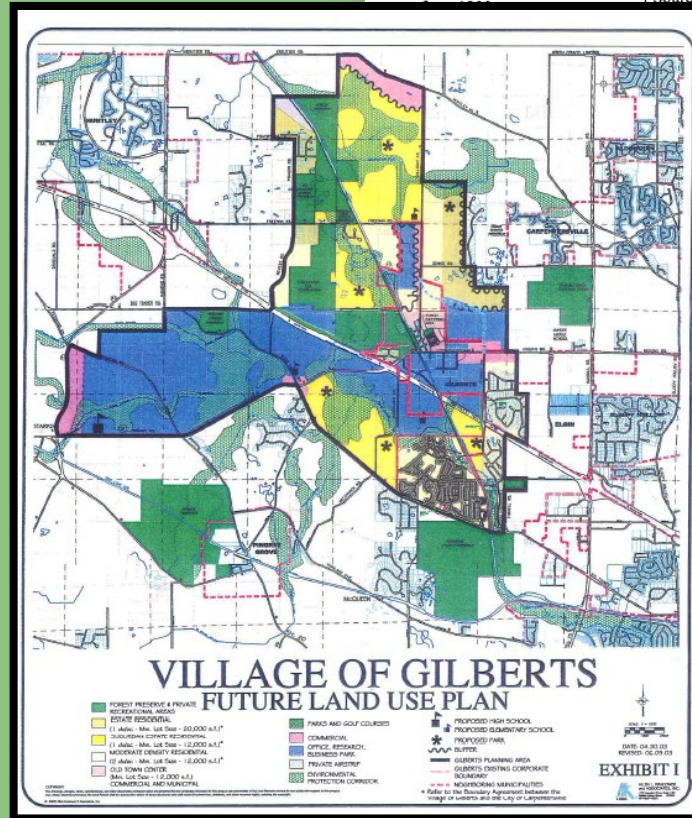
There were 290 households in the Village of Gilberts in 1990 with an average 3.40 persons per household. It is estimated that there are 381 households with 3.52 persons per household in 2000. This compares with a 1998 State of Illinois average of 2.65 persons per household.

The age distribution of a community determines what kind of services, such as schools and medical care, will be most needed. Within the Village the 35 to 49 age group has the highest percentage of the total population with about 31% of the total population in this age bracket. This percentage is a 2.5% increase

**TABLE 3
AGE DISTRIBUTION**

Age Group	1990 Village of Gilberts		2000 Estimated Village of Gilberts	
	Population	Percent	Population	Percent
0-4	78	7.9%	94	7.0%
5-17	276	28.0%	277	20.6%
18-34	258	26.1%	297	22.1%
35-49	281	28.5%	417	31.0%
50-64	58	5.9%	210	15.6%
64+	36	3.6%	49	3.6%

Source: 2000 Census, Northeastern Illinois Planning Commission, Claritas, Inc.



community's purchasing power and forms the measures are generally used to describe

mean, income per each individual person. median income of all households, including family income is at the point which has an equal number of households with income below that point and income of family households only. (A family is related by blood, marriage or adoption).

**TABLE 4
HOUSEHOLD & FAMILY INCOME**

1990	2000 Estimated	% Change
\$16,654	\$41,342	148.2%
\$54,491	\$86,155	58.1%
\$56,767	N/A	N/A

Demographics, 2000 Note: Data is for 2001 which includes the Village of Gilberts

2003 Comprehensive Plan

Key Points

- Intended as 20-yr plan, to be updated every 5 years
- Prepared during a period of rapid development
- Amended in 2008
- Plan Focus:
 - 1) Preservation of natural resources, open spaces, and vegetation
 - 2) Balance land uses + development to achieve Quality of Life
- Plan recommendations set standards for future development:
 - A vision for Old Town as a unified, mixed-use community focal point
 - Expectation of 15 acres of parkland per 1,000 residents
 - Creation of a village trail system connecting to forest preserves

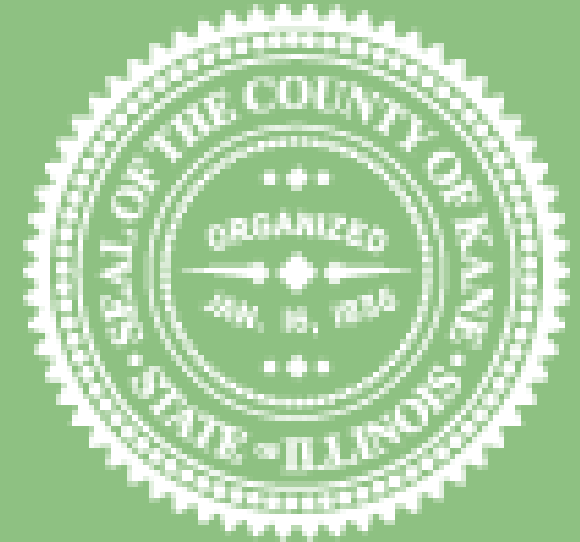
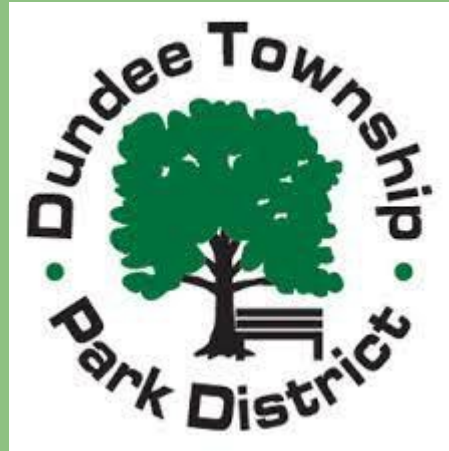
Carryover into Update

- Provide a variety of housing to accommodate the lifestyle needs of all residents
- Create pedestrian trails and bike trail system that is unified with the county system and village trail system
- Minimize conflicts between vehicular, bike, and ped use
- Old Town to be centered around a community square with civic and cultural uses

Partners + Service Providers



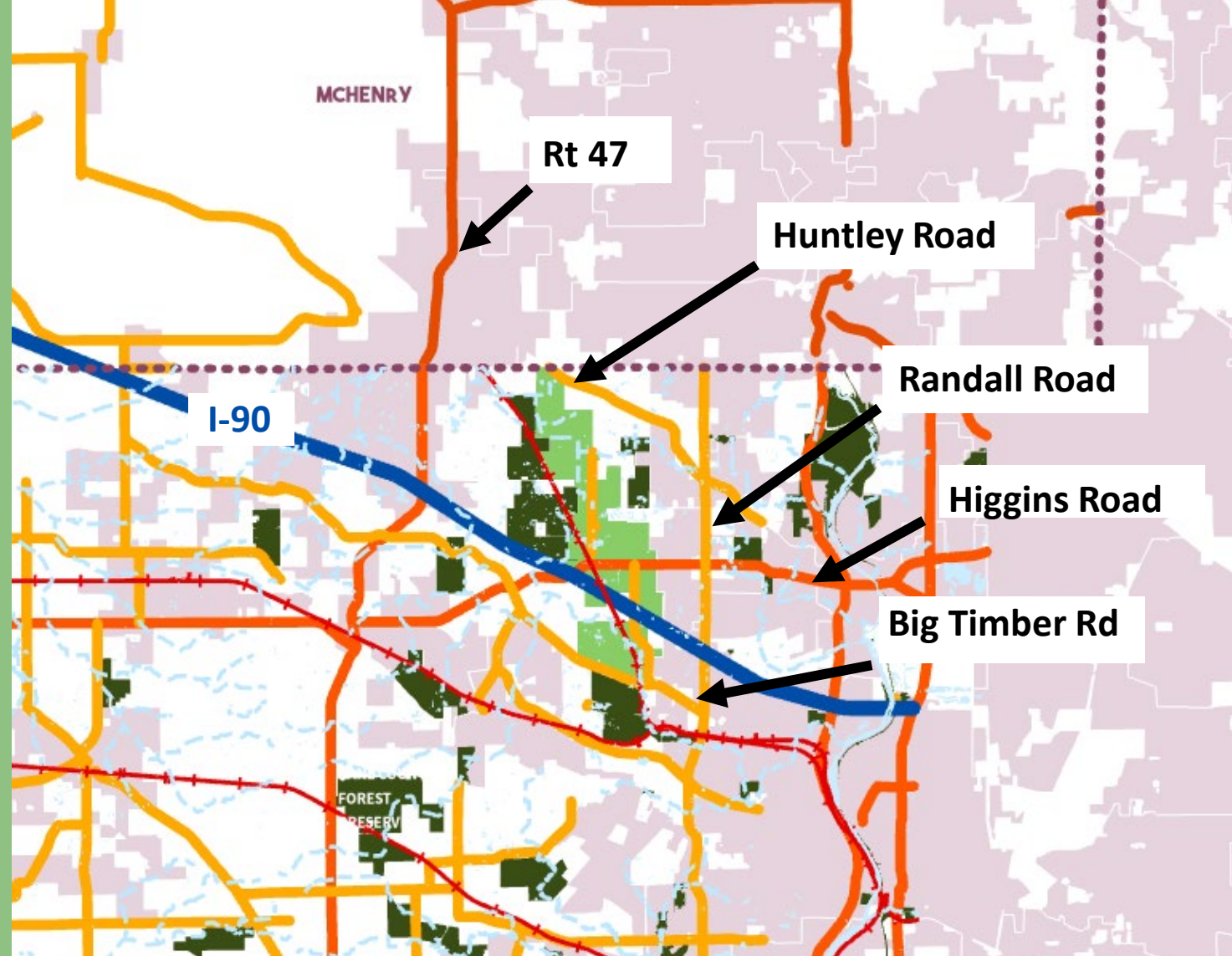
DISTRICT 300



Gilberts is part of a Region

What does this mean?


- Municipal boundaries have little to do with trade areas, markets, and where people feel most “at home”
- Reciprocity – the region provides for the Village, Gilberts can also provide for the region
- Mobility + accessibility is a regional effort
- Partners – Gilberts can work with other towns + organizations toward common goals + address regional problems




LEGEND

 Gilberts Boundary

 County Line


 Kane County Railroads

 Forest Preserve

 Municipalities

Road Type

 Interstates

 County

 State



HOUSING MARKET

Housing Market Trends

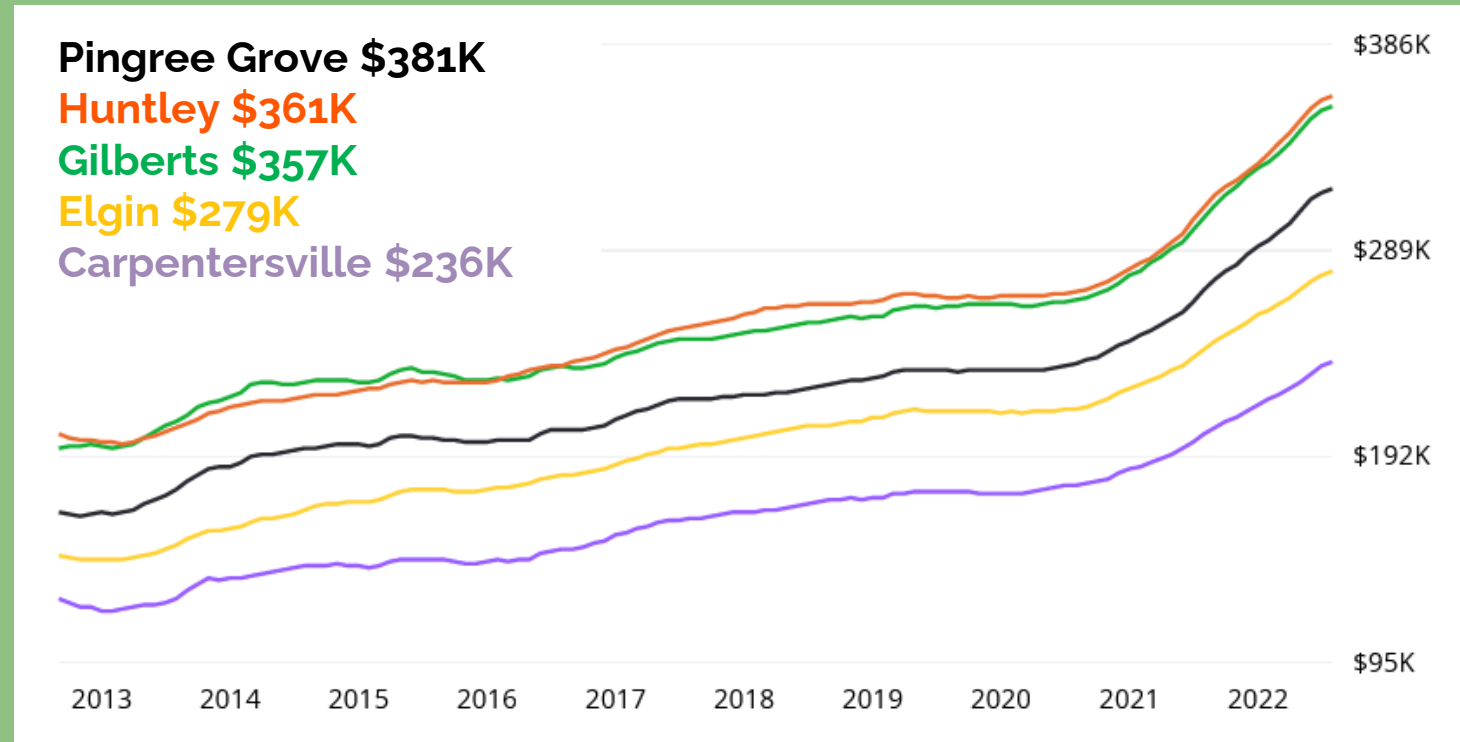
Trends in the Region

- Single-family detached housing is in high demand
- Ranch style / 1-story & Townhomes are popular for seniors looking to downsize
- Demand for Condos very limited
- Apartments doing well in the Chicago region

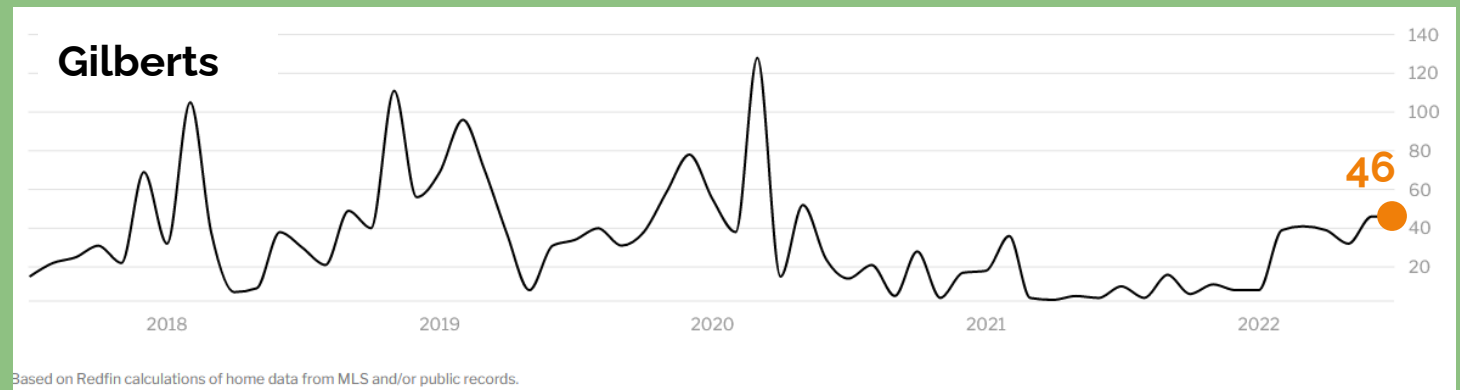
Planning Considerations

- Utilities access/extensions
- Appropriate mix of housing types/zoning

Median Home Sales Price | Zillow



Median Days on the Market | Redfin



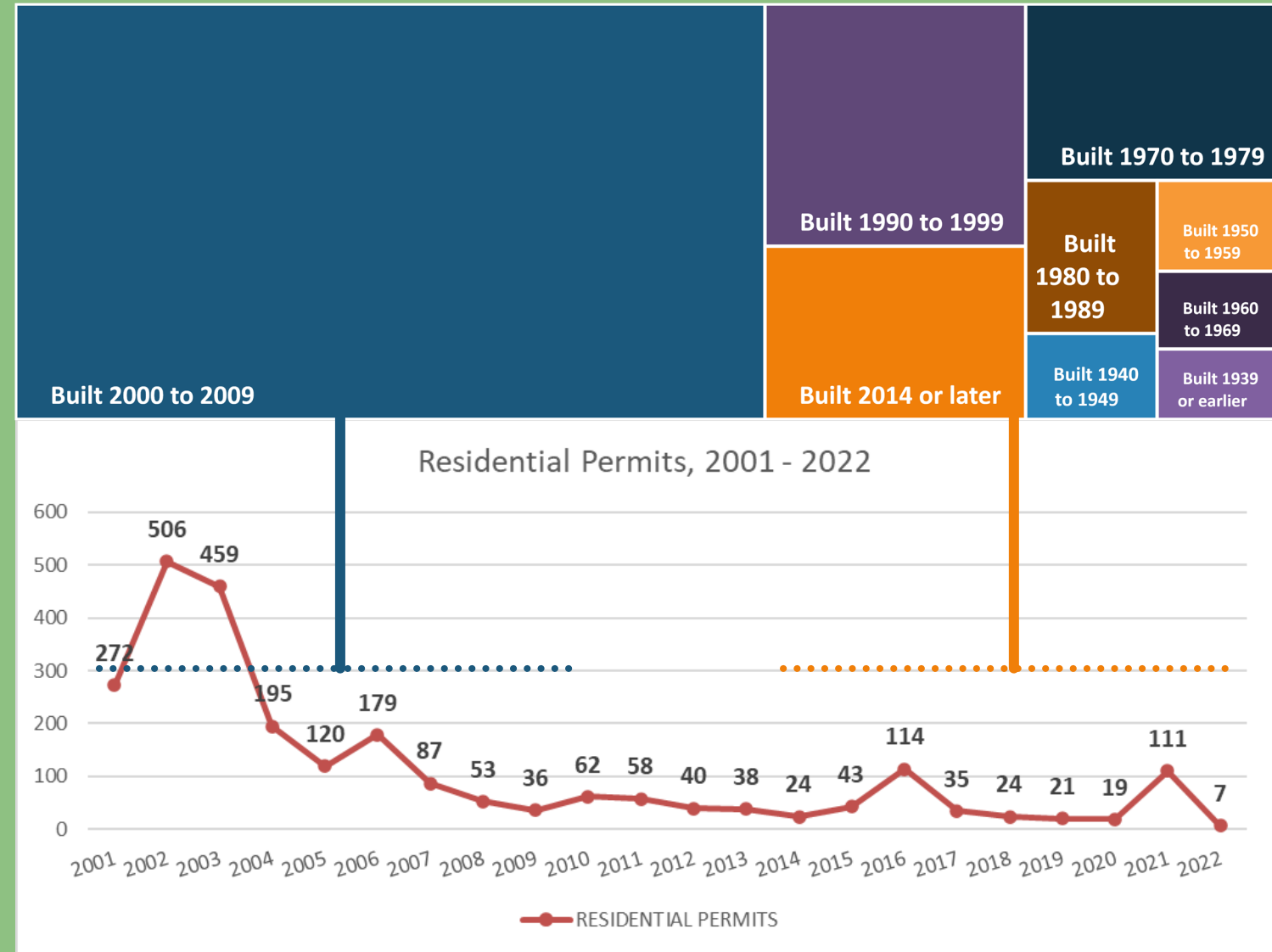
Residential Construction in Gilberts

Findings

- 80% of residential units in Gilberts were built in the last 30 years
- About 300 homes are over 60 years old

Planning Considerations

- Homeowner access to resources to repair older homes
- Historic Preservation considerations



Source: Village of Gilberts, U.S. Census American Community Survey, 5-year Estimates 2016-2020

A photograph of a large industrial building with a brick base and a corrugated metal upper section. The building has a long row of large, multi-paned windows. In the foreground, there is a parking lot with several cars, including a black Toyota Camry in the center. The sky is blue with scattered white clouds.

INDUSTRIAL MARKET

Regional Industrial Market Trends

Trends Impacting Gilberts

- Demand for industrial space is at an all time high
- Demand pushing construction further west
- Vacancy rate continues to drop, despite historic construction rate of Industrial sq ft

Planning Considerations

- What types, if any, of “industrial” uses are appropriate in Gilberts?
- Where are industrial uses appropriate?
- Design guidelines or standards

Source: CBRE Q2 2022 Chicago Industrial Market report “Vacancy rate drops to an all-time low as construction activity booms”

FIGURE 1: Net Absorption, Under Construction & Vacancy

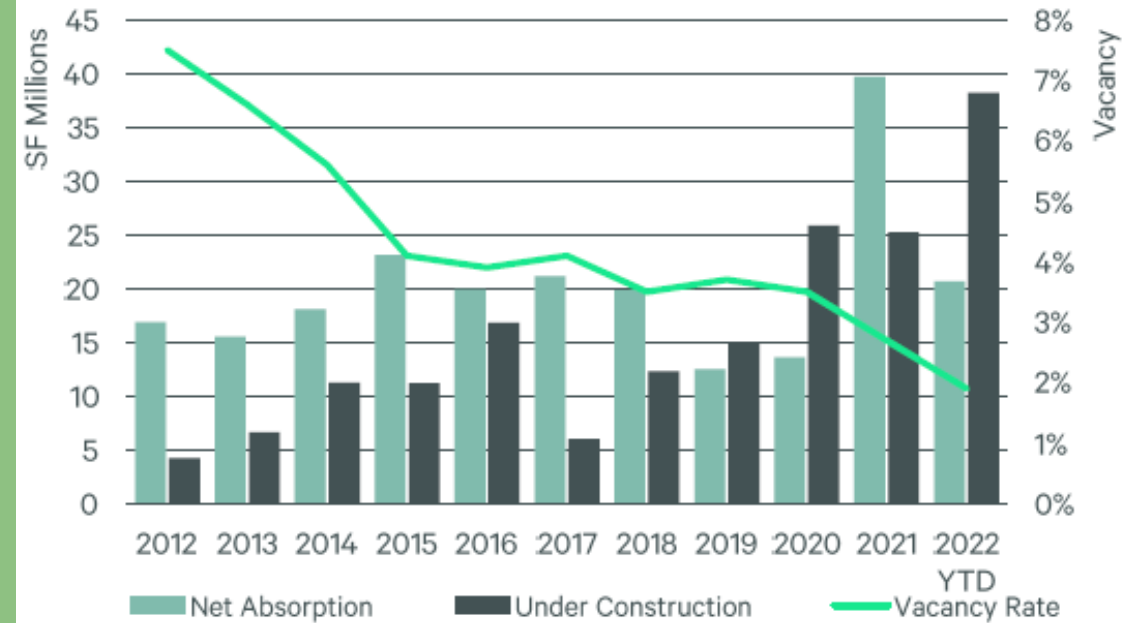
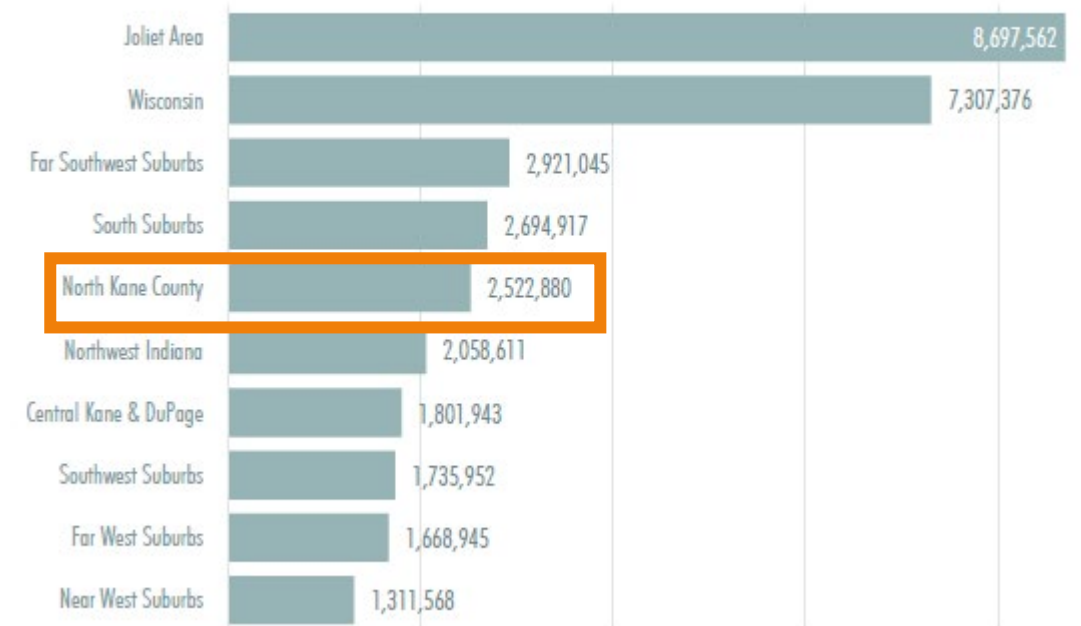


Figure 5: Top Submarket Gross SF Under Construction



COMMERCIAL MARKET

CENTER ST. COMMONS

ANIMAL HOSPITAL

DRIVEN
ELITE DETAILING

Hertzian Labs

SUPERIOR
Heating • Ventilating • Gutters

Classic Glass & Glazing

PROJECT HOPE
ANIMAL RESCUE

Regional Commercial Market Trends

Findings

- In Q1 of 2022 alone, Gilberts saw \$229K in revenue from Retail Sales
- Gilberts' Dunkin Donuts is one of the highest grossing locations in IL
- Businesses within Gilberts are primarily related to Construction and Manufacturing
- Local retail businesses include online and wholesale retailers

Planning Considerations

- Appropriate future business types
- Target retail locations/corridors

Source: IL Department of Revenue: Municipal Tax, Home Rule + Non-Home Rule Tax, Village of Gilberts

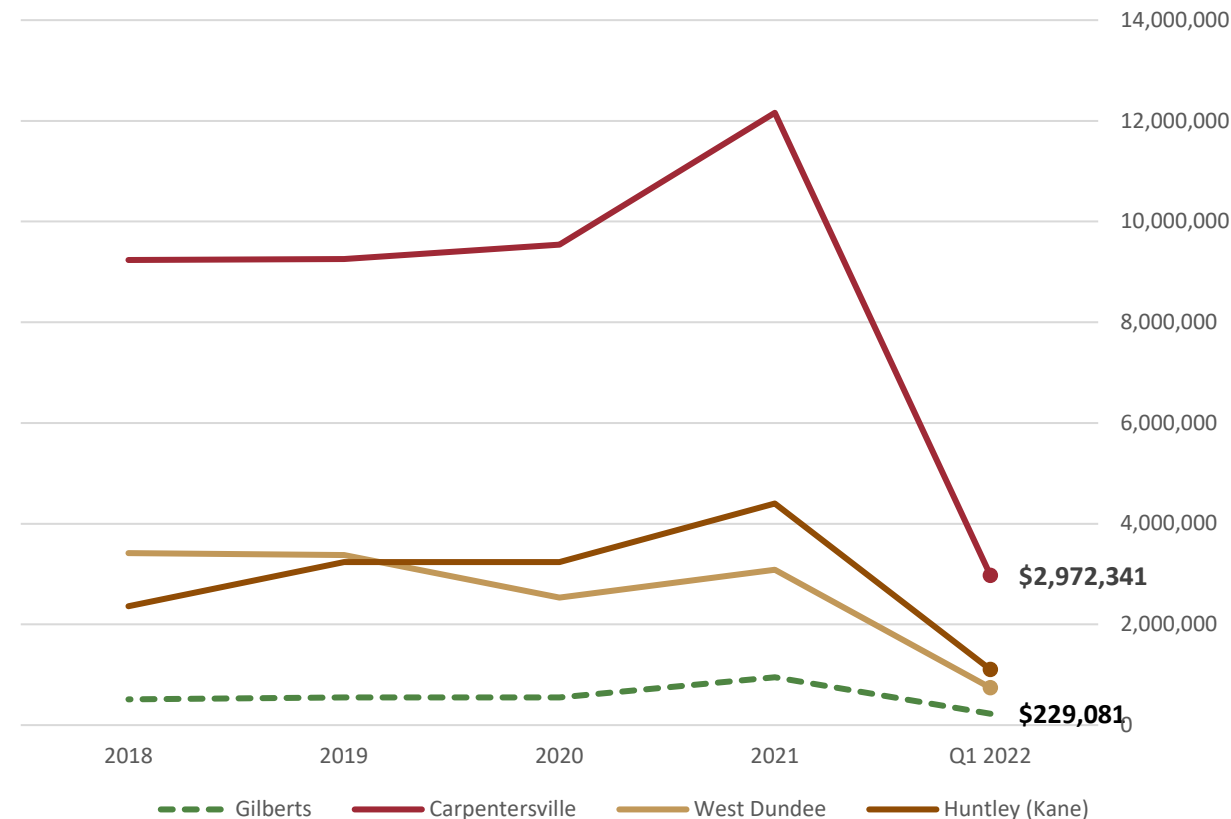
2022 Business Licenses

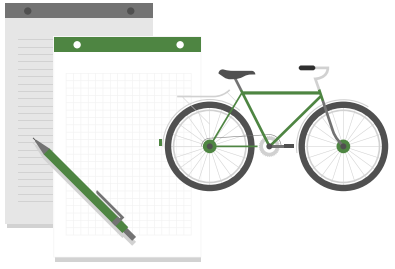
105

Top Business Types

1. Business + Construction Services
2. Manufacturing
3. Auto Services
4. Online/Wholesale Retail

Retail Sales Tax Revenues: 2018 - Q1 2022





Employment + Commuting Patterns

Gilberts Residents

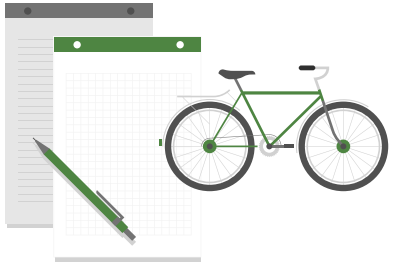
Residents work primarily in these industries:

13%	Health Care/Social Assistance
10%	Manufacturing
9%	Retail Trade
9%	Educational Services

Gilberts Employees

Workers in Gilberts are primarily employed in these industries:

21%	Construction
17%	Wholesale Trade
16%	Manufacturing
13%	Support, Waste Management + Remediation



Employment + Commuting Patterns

Gilberts Residents

Earnings

	Count	Share
■ \$1,250 per month or less	955	18.3%
■ \$1,251 to \$3,333 per month	1,094	21.0%
■ More than \$3,333 per month	3,165	60.7%

Distance to Work

	Count	Share
Total All Jobs	5,214	100.0%
■ Less than 10 miles	1,403	26.9%
■ 10 to 24 miles	2,052	39.4%
■ 25 to 50 miles	1,584	30.4%
■ Greater than 50 miles	175	3.4%

Gilberts Employees

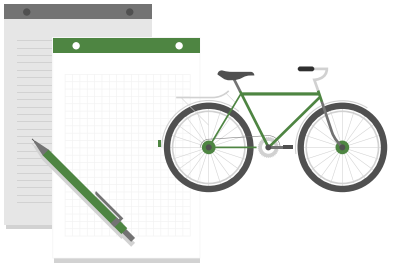
Earnings

	Count	Share
■ \$1,250 per month or less	265	18.3%
■ \$1,251 to \$3,333 per month	400	27.6%
■ More than \$3,333 per month	783	54.1%

= less than \$15K
 = \$16K - \$40K
 = \$40K+

Distance to Work

	Count	Share
Total All Jobs	1,448	100.0%
■ Less than 10 miles	646	44.6%
■ 10 to 24 miles	460	31.8%
■ 25 to 50 miles	263	18.2%
■ Greater than 50 miles	79	5.5%



Employment + Commuting Patterns

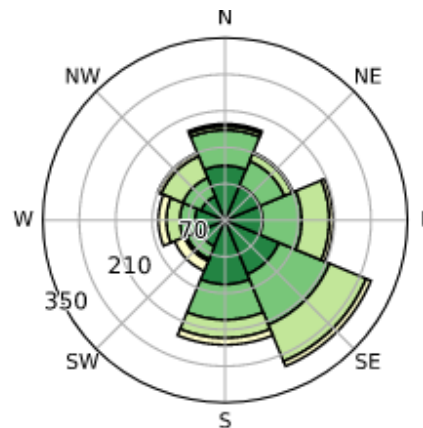
Planning Considerations

- ❑ Continue to evaluate roadway capacity needs and needed infrastructure improvements
- ❑ Encourage additional employment opportunities.
- ❑ Impact studies for new developments

Gilberts Residents

WORKPLACE

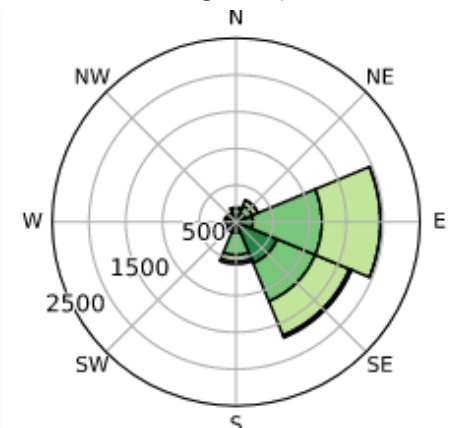
13.6% Elgin
11.6% Chicago
6.3% Schaumburg
2.1% Hoffman Estates
2.1% Elk Grove Village



Gilberts Employees

HOME

9.5% Elgin
4.1% Chicago
3.9% Carpentersville
3.7% Gilberts
3.5% Huntley
3.2% Algonquin



A photograph of Gilberts Elementary School, a modern brick building with large windows. The school's name is visible on the facade. In the foreground, there is a paved road with yellow lane markings and a white signpost. The sky is blue with scattered white clouds. A semi-transparent white rectangular box is overlaid on the center of the image, containing the text.

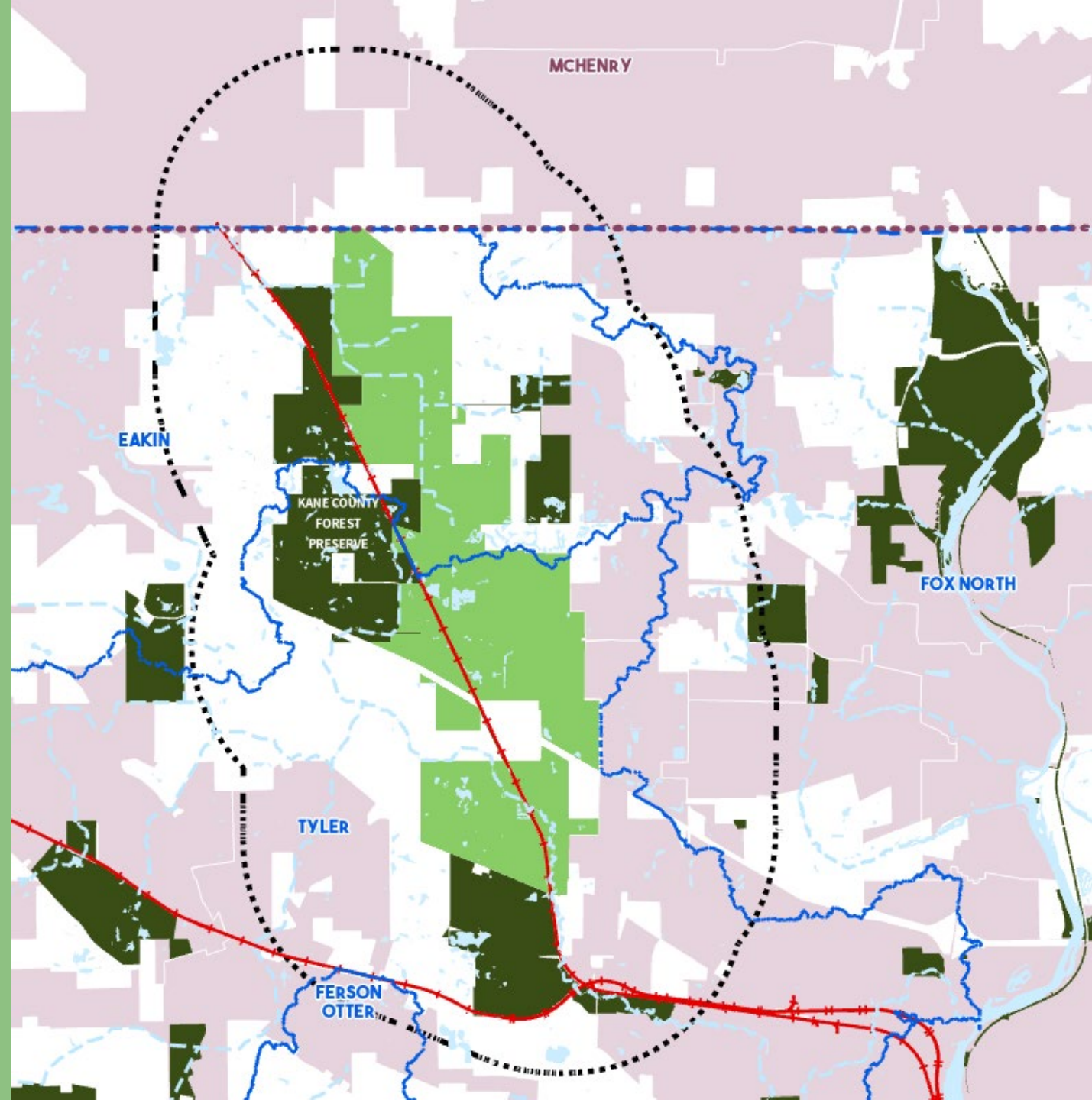
IN + AROUND GILBERTS

Natural Context

- Village adjacent to Forest Preserves and a decreasing amount of unincorporated undeveloped land
- Existing land falls within two watersheds: Eakin and Tyler

Planning Considerations

- ❑ Open Space / Agricultural land is decreasing within and nearby
- ❑ Increase in impermeable surfaces can lead to flooding



Existing Land Use in Gilberts

Findings

- Gilberts is a primarily residential community
 - Undeveloped residential lots in subdivisions are scattered throughout the community
- Undeveloped land along major roadways
- Adjacent Forest Preserves provide access to green space, but also limits growth
- Light Industrial uses along south of Rt 72
- Limited commercial uses within the Village
 - Much of the land zoned for commercial uses remains undeveloped

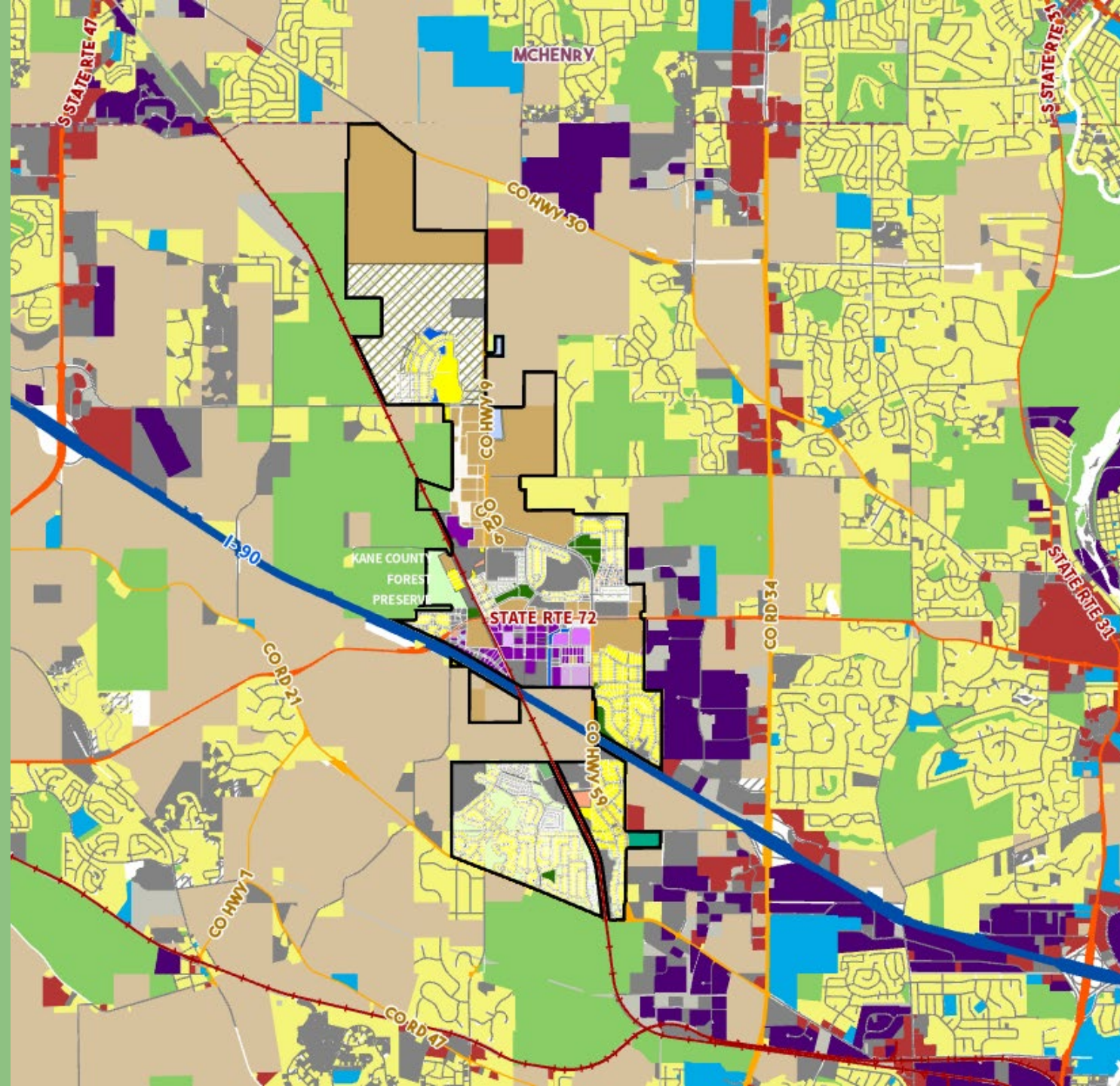
Planning Considerations

- Housing diversity
- Future Uses of Vacant Land
- Access to open space /recreation

Land Use

Planning Considerations

- ❑ Land use trends outside the Village impact Gilberts' character and land use pattern.
- ❑ Demand for land uses is heavily dependent on Average Daily Traffic (ADT) on roadways
 - ❑ 20,000 ADT is a magic number of retail
 - ❑ e.g. Higgins Road is most likely to see new development due to ADT + connection to Randall Road



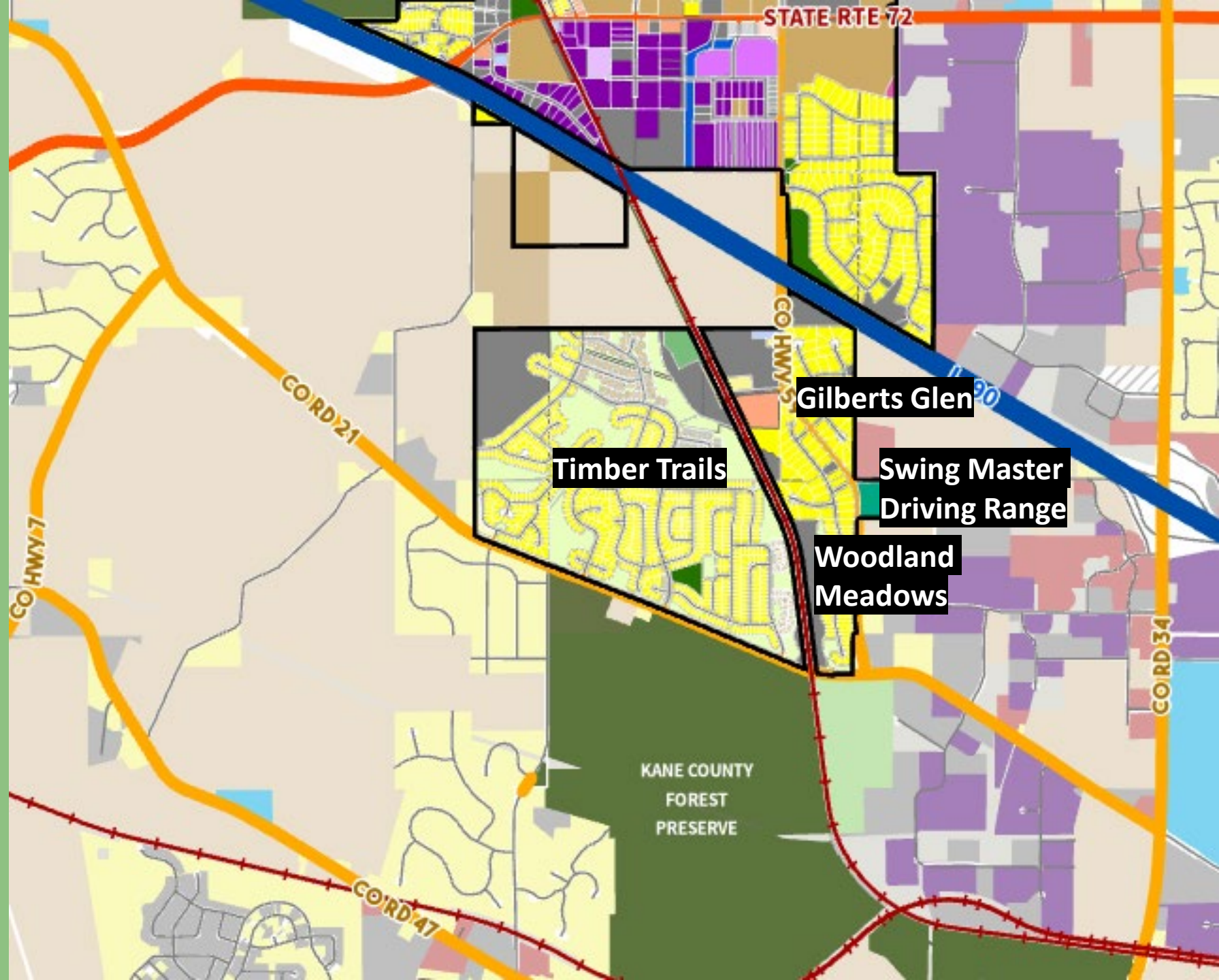
South of I-90

Findings

- Timber Trails, Gilberts Glen, Woodland Meadows + Swing Masters Driving Range
- I-90 bisects Gilberts – this area feels “disconnected” from the rest of the community

Planning Considerations

- Annexation / Development opportunities along Higgins Rd and Big Timber Road



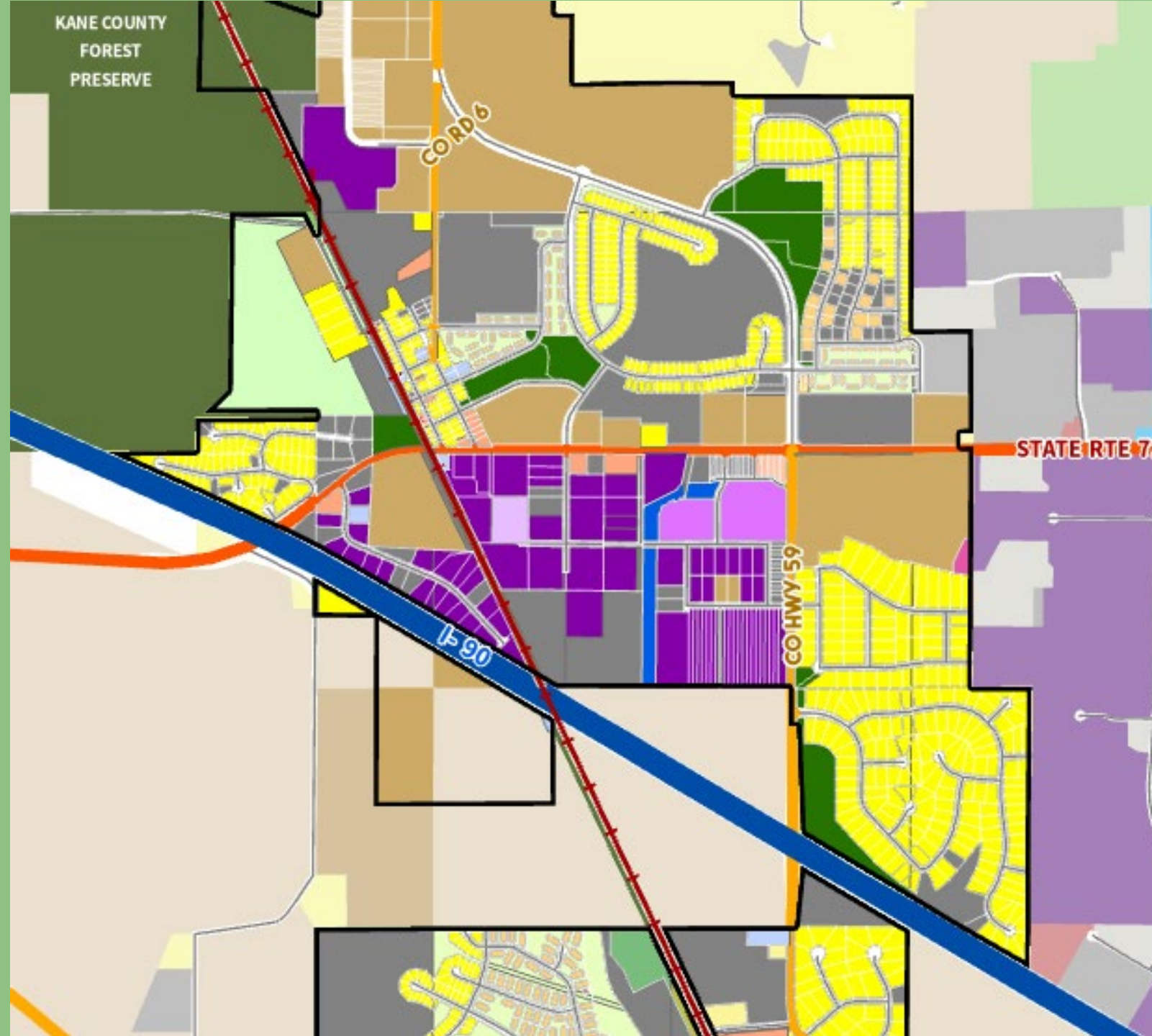
Central Gilberts

Findings

- Additional vacant land to build out Town Center Gilberts
- Large industrial uses located to east in Elgin
- Undeveloped / Ag land along Galligan/Tyrrell
- Light Industrial uses east of Gilberts, south of Higgins Road
- Kane County Forest Preserves west of Gilberts “downtown”

Planning Considerations

- Zoning of undeveloped land along Higgins, Galligan, Tyrrell
- Old Town Gilberts future
- Town Center future
- Residential + Light Industrial infill opportunities



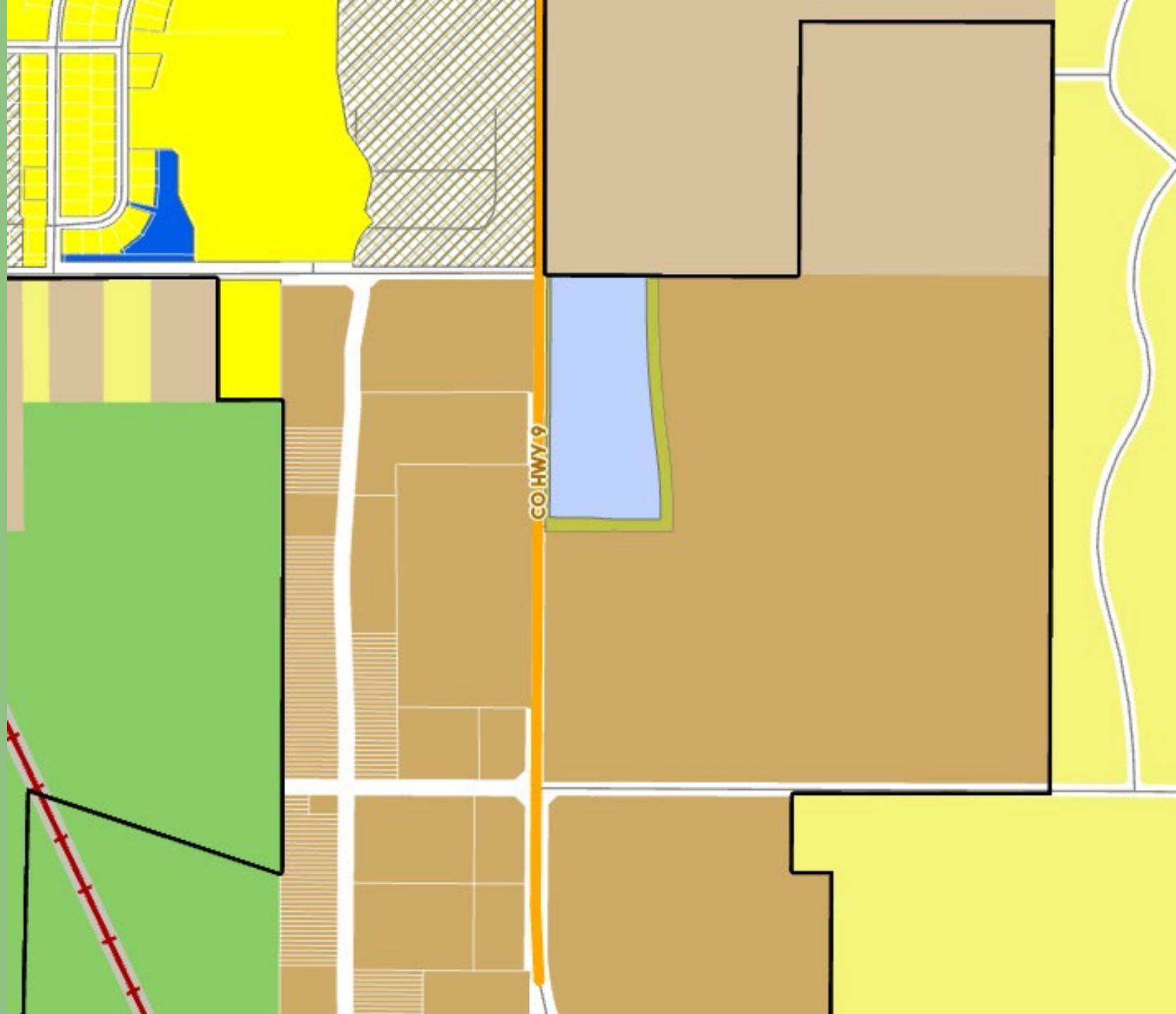
Galligan at Freeman

Findings

- Undeveloped / Ag land east and west of Galligan Road
- Proposed traffic circle at Galligan/Freeman
- Potential for increased truck + van traffic along Freeman originating from new Amazon facility in Huntley
- Planned roadway connecting to Binnie Road + Koppie Drive
- Zoning for commercial along W side of Galligan with industrial behind; residential on E side of Galligan

Planning Considerations

- ❑ Zoning of undeveloped land along Higgins, Galligan, Tyrrell



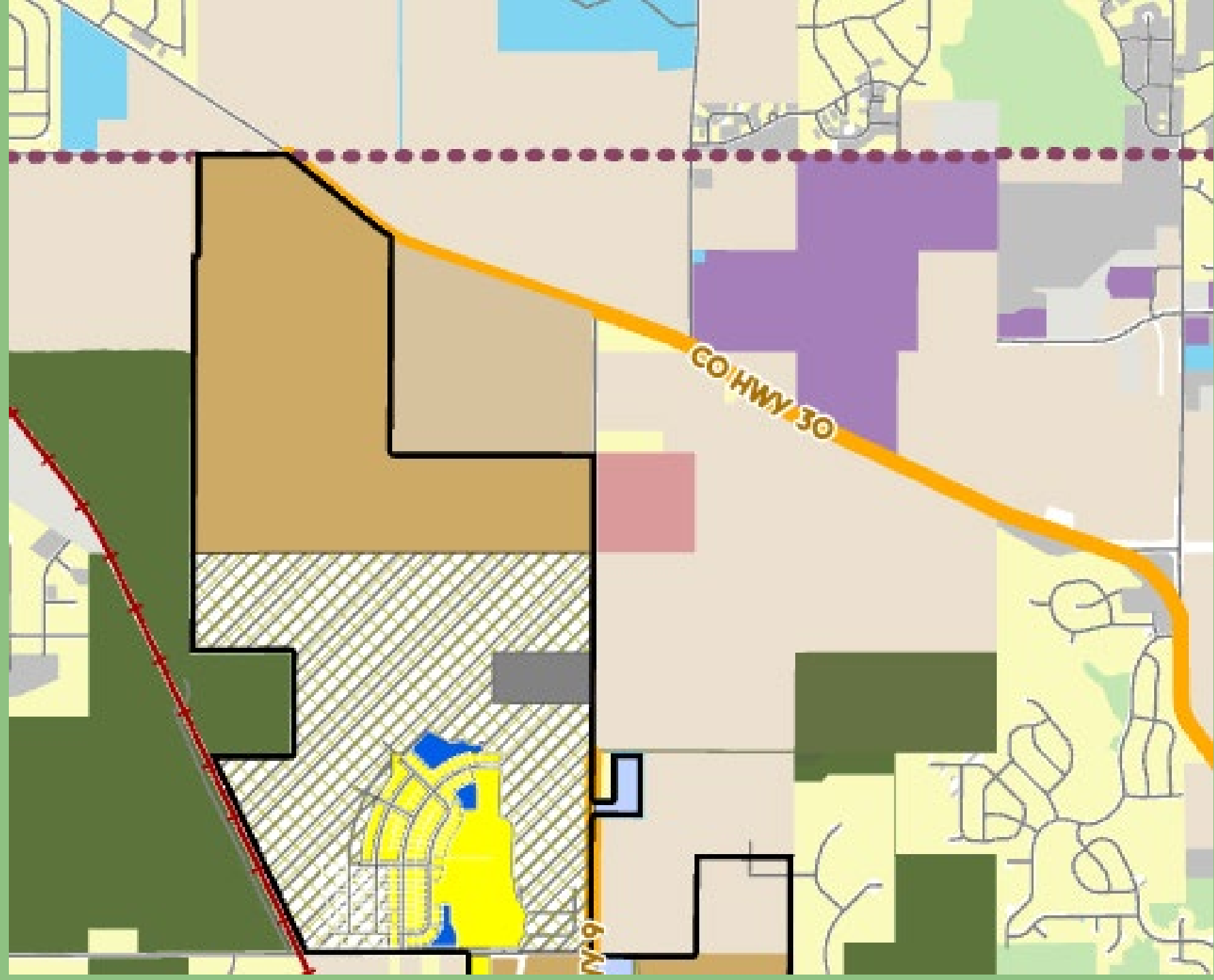
North of Town Center

Findings












- Ongoing construction of *The Conservancy* (includes retail along Huntley Road)
- Traffic along Huntley Rd anticipated to continue increasing

Planning Considerations

- Development potential at Huntley Road
- Boundary with Carpentersville
- Future of the Conservancy

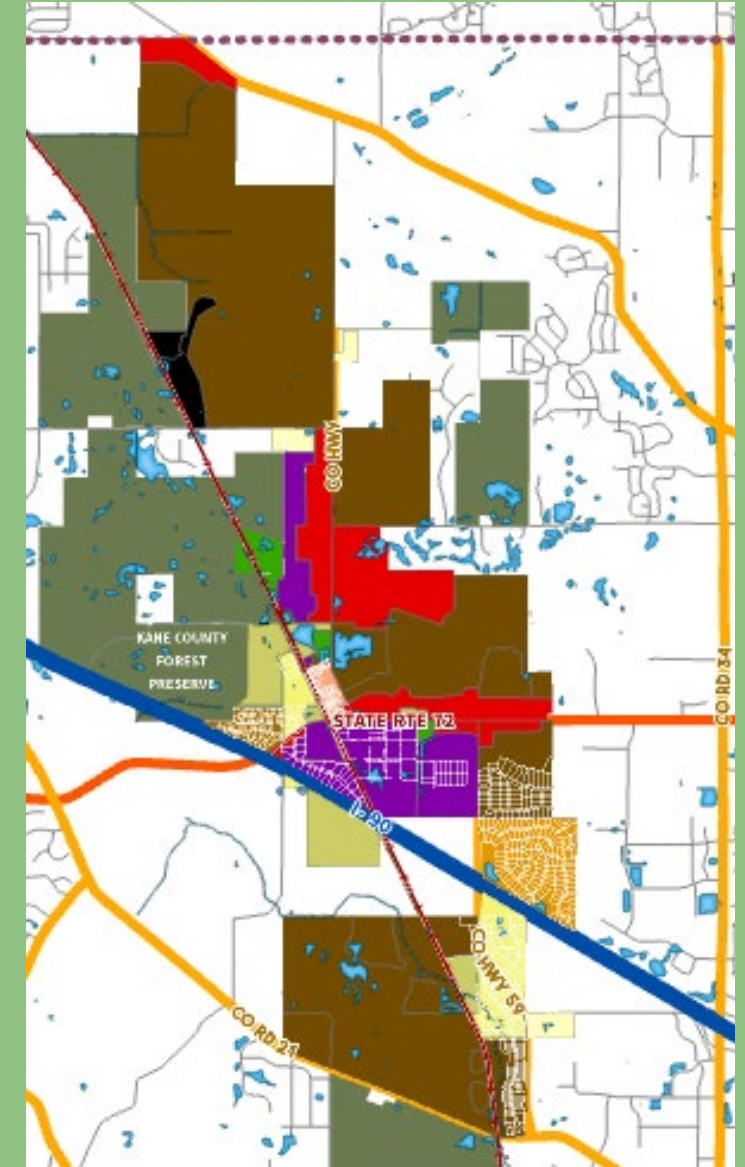
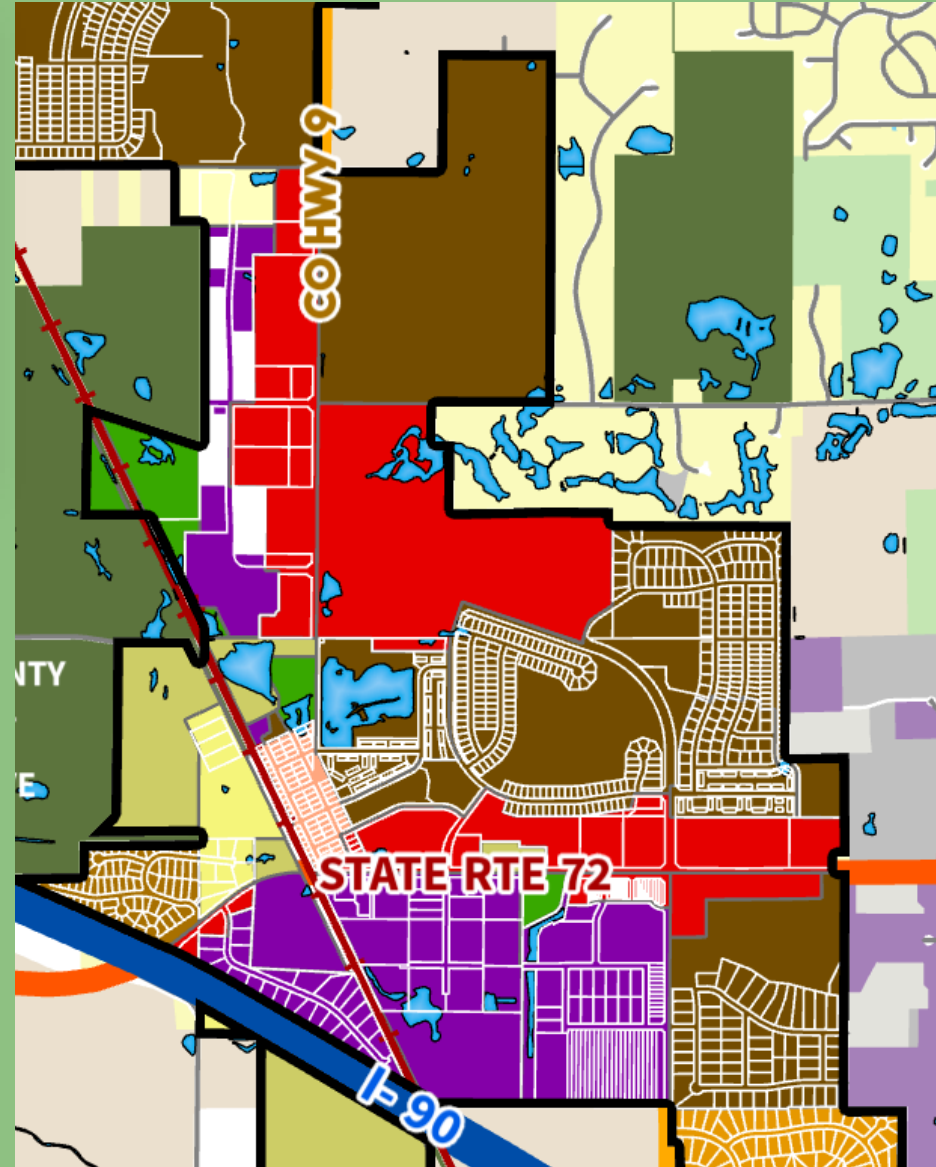


Zoning Districts

	AGRICULTURAL DISTRICT
	PARK
	GENERAL COMMERCIAL DISTRICT
	GENERAL INDUSTRIAL DISTRICT
	OLD TOWN DISTRICT
	ESTATE RESIDENCE DISTRICT (4 ACRE MIN.)
	SINGLE FAMILY RESIDENCE DISTRICT (1 ACRE MIN.)
	SINGLE FAMILY RESIDENCE DISTRICT (30,000 S.F. MIN.)
	SINGLE FAMILY RESIDENCE DISTRICT (10,890 S.F. MIN.)
	MULTIPLE FAMILY RESIDENCE DISTRICT
	SINGLE FAMILY RESIDENCE DISTRICT (8,712 S.F. MIN.)

Findings

- Long-time commercially zoned property remains undeveloped
- Modern residential construction typically far less than 30,000 SF lots



TIF Districts

Findings

TIF #1

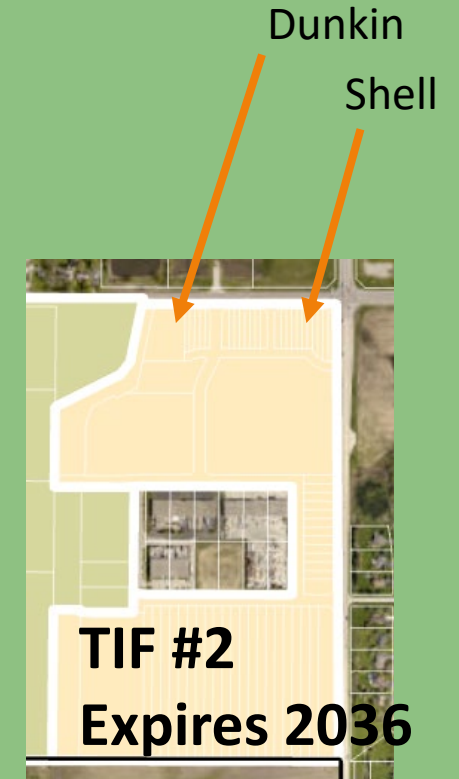
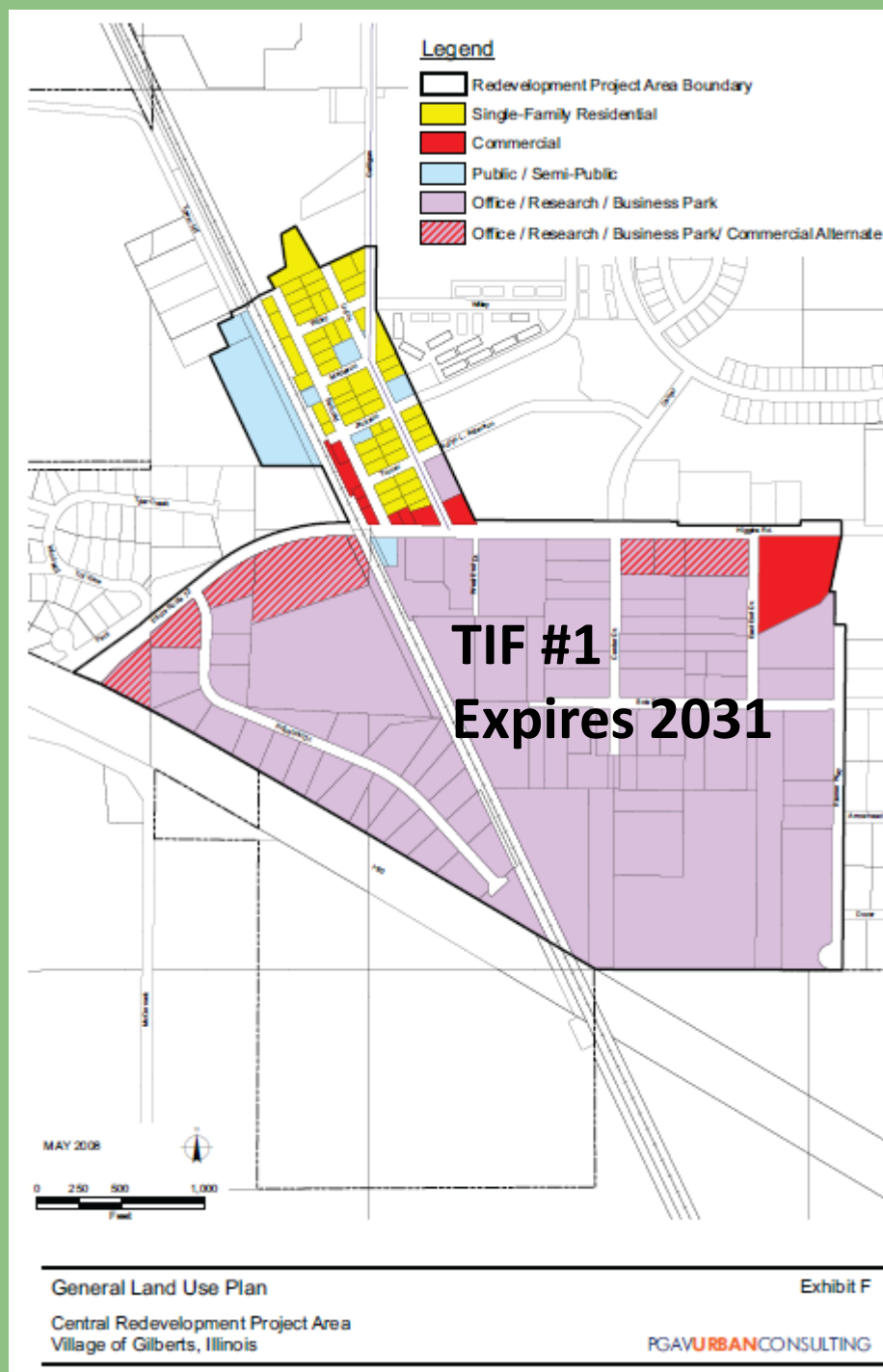
- ❑ Option for streetscape improvements along the south side of Route 72 with TIF 2.
- ❑ Expansion and connection of utilities needed.
- ❑ New facade improvement program coming soon.

TIF #2

- ❑ Primarily used for the repayment of notes.

Planning Considerations

- ❑ Consider third TIF along north side of Route 72.



Gilberts Community Character

Findings

- Character of residential subdivisions are all unique
- No defined “Gilbert Character”
- No unifying features, visual cues, or architectural styles to signal all part of the same community



Gilberts Community Character

Findings

- Some retail + Service spaces have an “industrial” look
- No wayfinding, only gateway signage



Gilberts Identity

Findings

- Need long-term plan for Village Hall
- No wayfinding, no visual cues to create sense of place
- Connectivity could be improved
- Gilberts described as a “pass-thru” town...

Planning Considerations

- ❑ Municipal complex, new Village Hall?
- ❑ Is the Old Town Zoning District achieving goals?
- ❑ Consider zoning designations of long-undeveloped properties along Higgins, Tyrrell and Galligan
- ❑ What should be Gilberts' identity within the region



Regional Road Network

Planning Considerations

- ❑ Guide more intense uses to major regional roadways
- ❑ Prepare to mitigate impacts of traffic increases
- ❑ Identify needed safety improvements (including for ped/bike mobility)

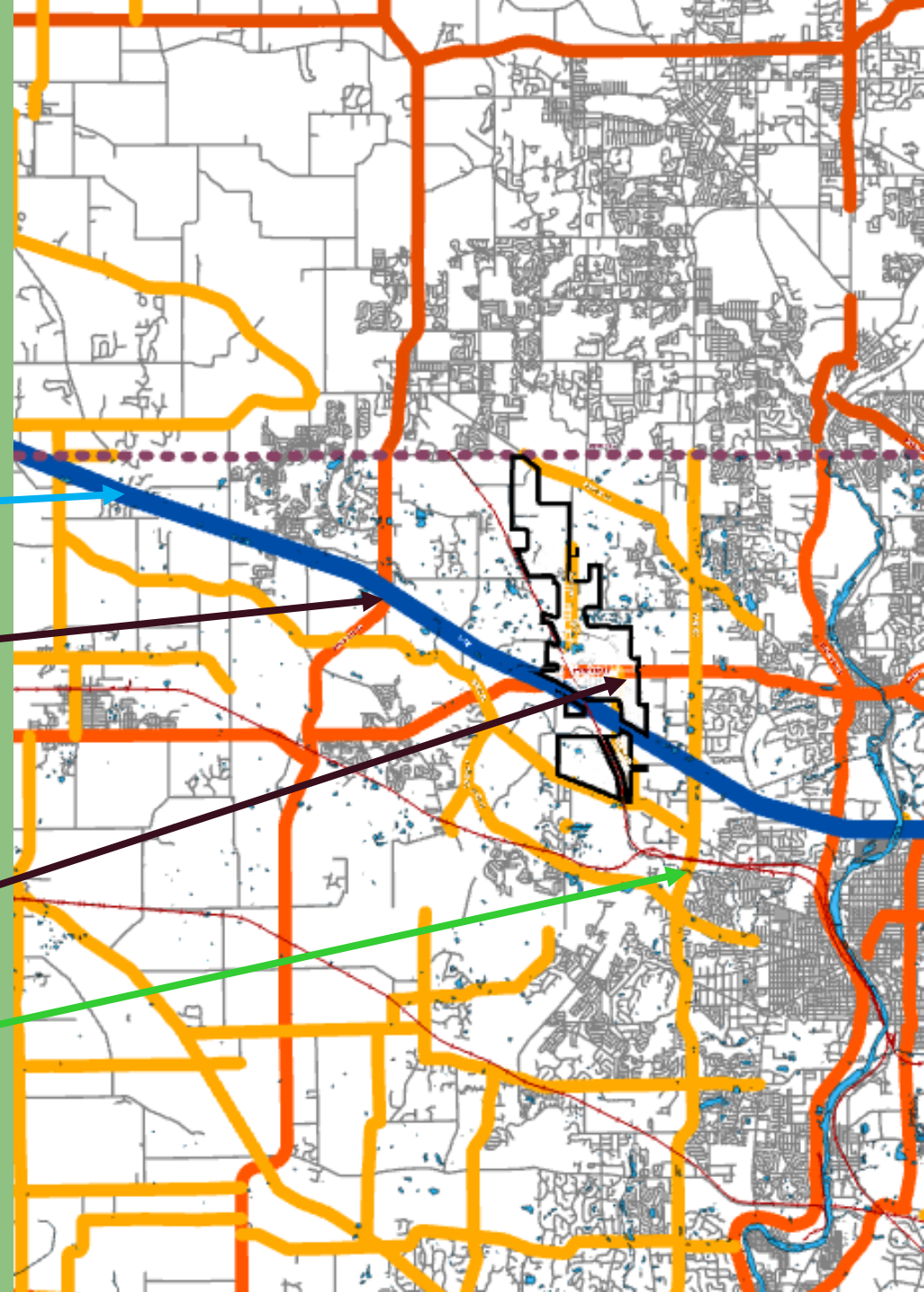
Traffic Intensity is a major consideration for commercial development

I-90
60,000+ ADT

Route 47 (N/S)
27,500 ADT N of I-90
17,000 ADT S of I-90

Higgins Road / Route 72 (E/W)
15,800 ADT between
I-90 / Randall

Randal Road (N/S)
35,000 ADT



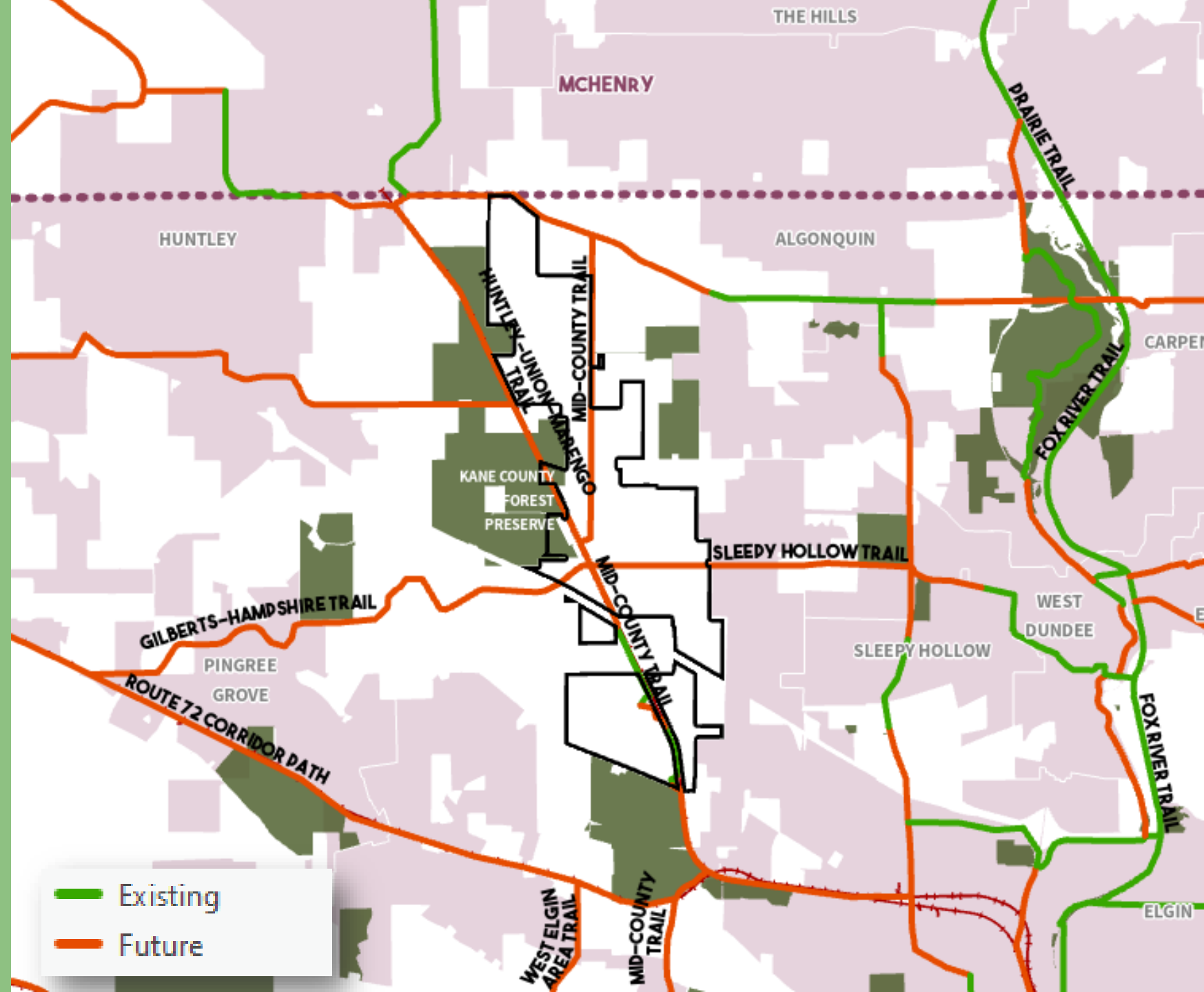
Paths + Trails

Findings

- No existing trails within Gilberts
- Numerous planned future trails within Gilberts would connect to existing trails along the Fox River and into McHenry County

Planning Considerations

- Identify priority paths + trails to pursue
- Safety considerations



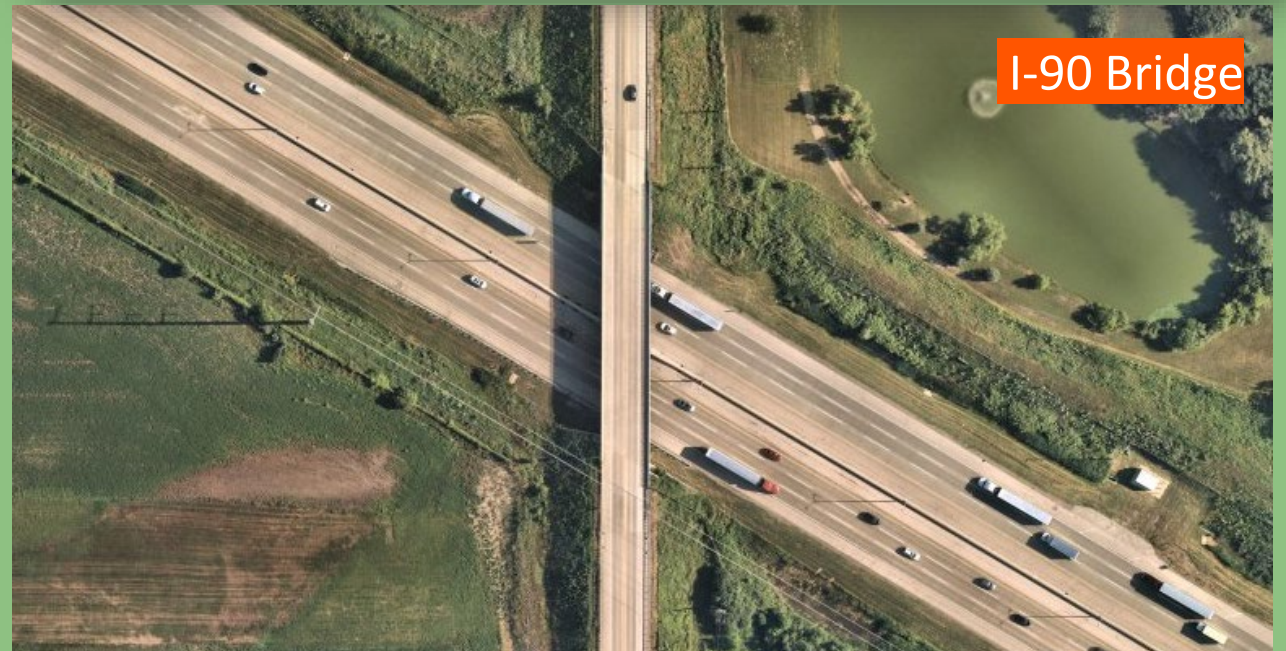
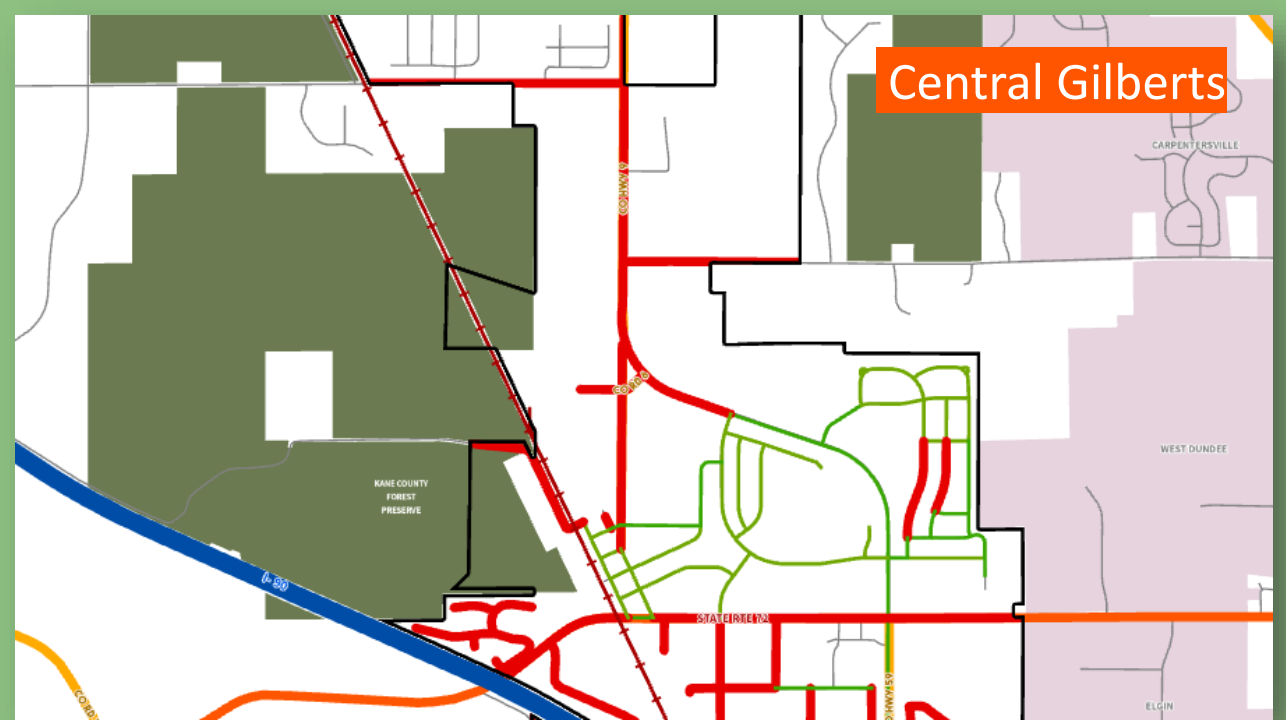
Paths + Trails

Findings

- Oldest residential subdivisions do not have complete sidewalks, newer subdivisions do
- Main connecting roadways within Gilberts not have complete sidewalks.
- Tyrrell Bridge over I-90 was rebuilt but did not incorporate ped/bike path

Planning Considerations

- Ped/Bike overpass access across I-90
- Identify priority sidewalk gaps to address
- Needed crossing improvements
- Needed safety improvements

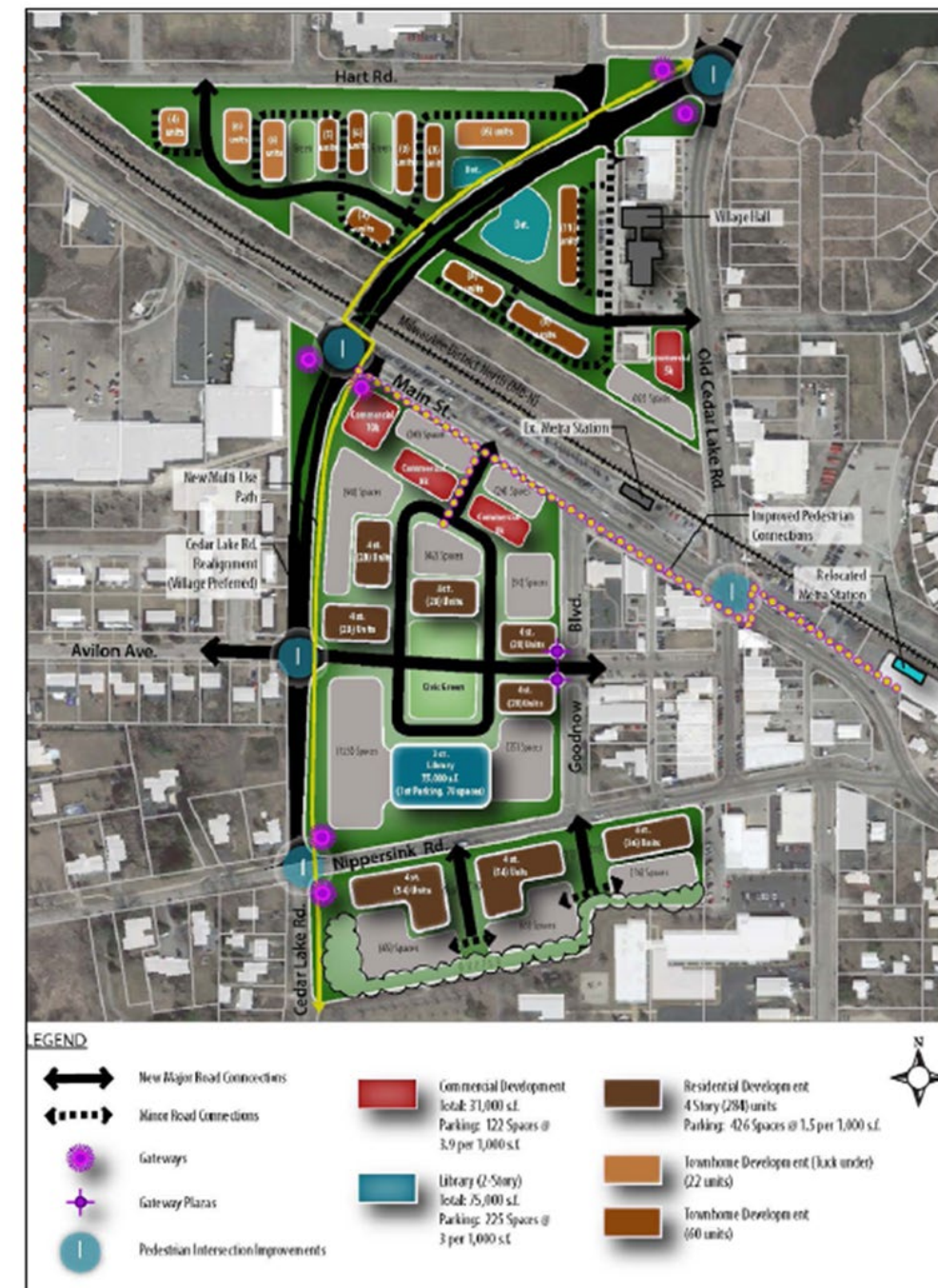




SUBAREA PLANNING

Purpose + Benefits of Subarea Plans

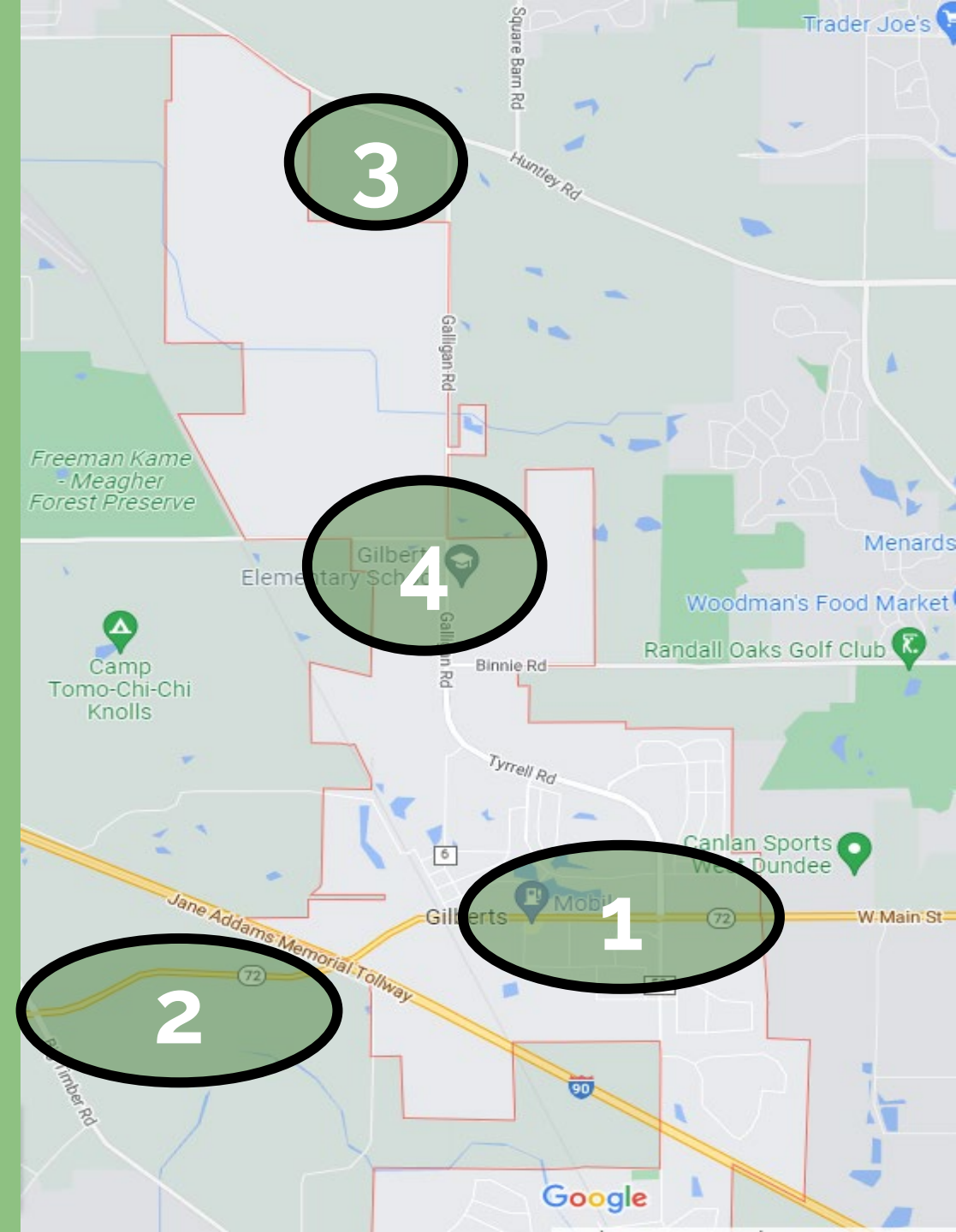
1. Evaluate Areas with greatest development potential or development pressures
2. Understand opportunities and constraints for meeting short- and long-term goals
3. Highlight significant areas of community for future development



Example Subarea Plan

Subareas

1. **Intersection of Route 72/Tyrrell Road**, Route 72 between the railroad line and eastern boundary of the Village
2. **Intersection of Route 72/Big Timber Road**, Route 72 between I-90 and the west end of the Village's planning jurisdiction
3. **Unincorporated area** at the southwest quadrant of Galligan and Huntley Roads
4. **Galligan at Freeman**



Rt 72 / Tyrrell Road



Rt 72 / Tyrrell Road

Current Conditions

1. Development opportunities at Rt 72 / Tyrrell intersection
2. Primarily light industrial uses south of Rt 72
3. Randall Road a mile east
4. Traffic volume currently below typical retail threshold
5. Gilberts Town Center homes to the north
6. Old Town area to the east



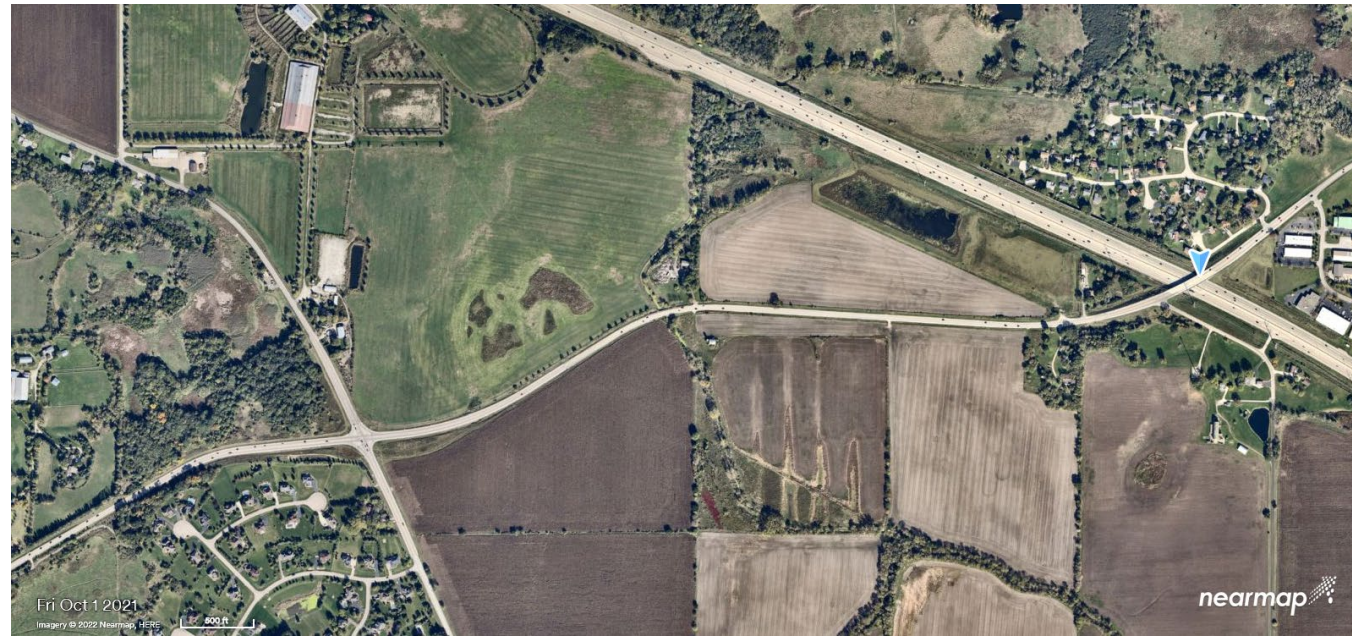
Rt 72 / Big Timber Road



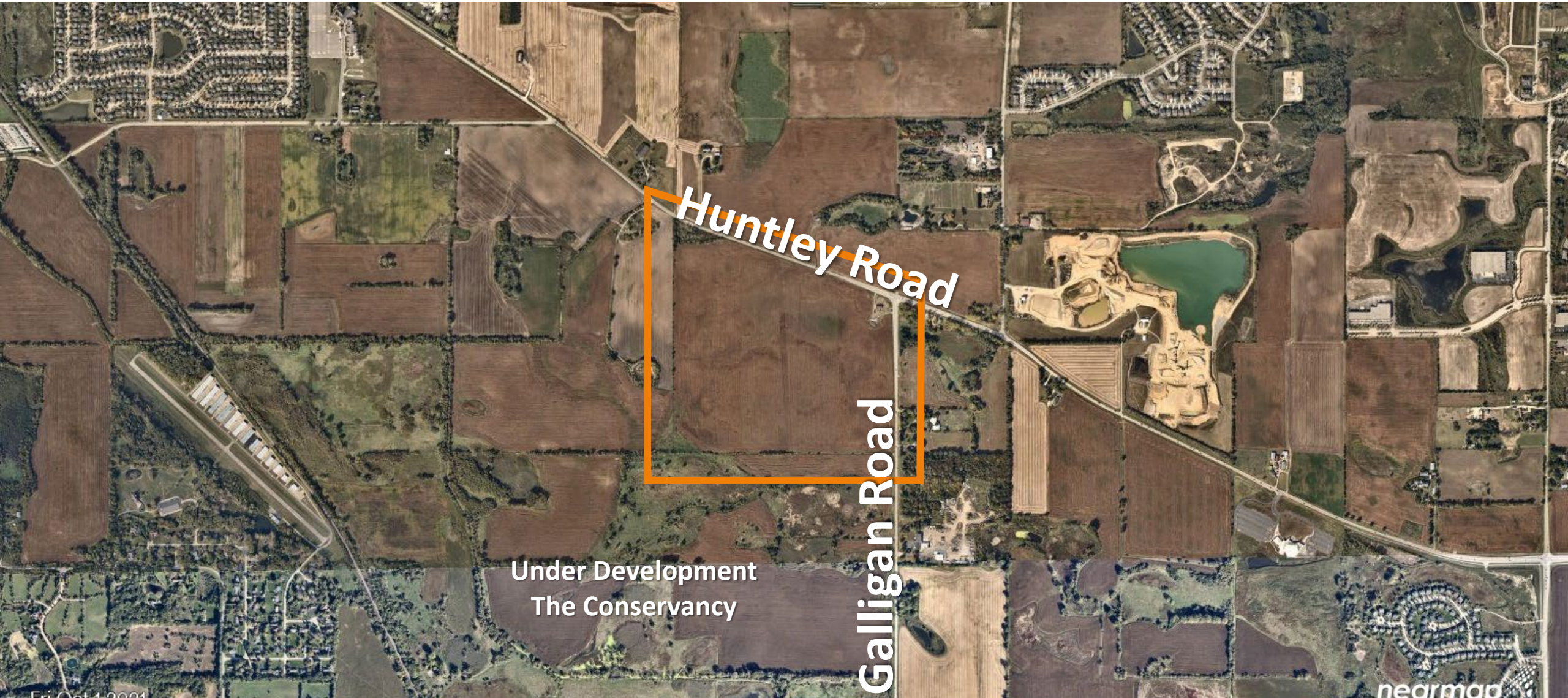
Rt 72 / Big Timber Road

Current Conditions

1. Unincorporated + undeveloped
2. Growth area near Pingree Grove and Huntley
3. Separated from Village core by I-90
4. Little service / utility needs.... now



SW Quadrant Galligan / Huntley



Huntley Road

Galligan Road

Under Development
The Conservancy

SW Quadrant Galligan / Huntley

Current Conditions

1. Unincorporated + undeveloped
2. Adjacent to future Conservancy Development
3. Former boundary agreement with Carpentersville has expired
4. Traffic volumes increasing



Galligan at Freeman



The Conservancy

Freeman Road

Del Toro
Landscape

Galligan Road

Gilberts
Elementary
School

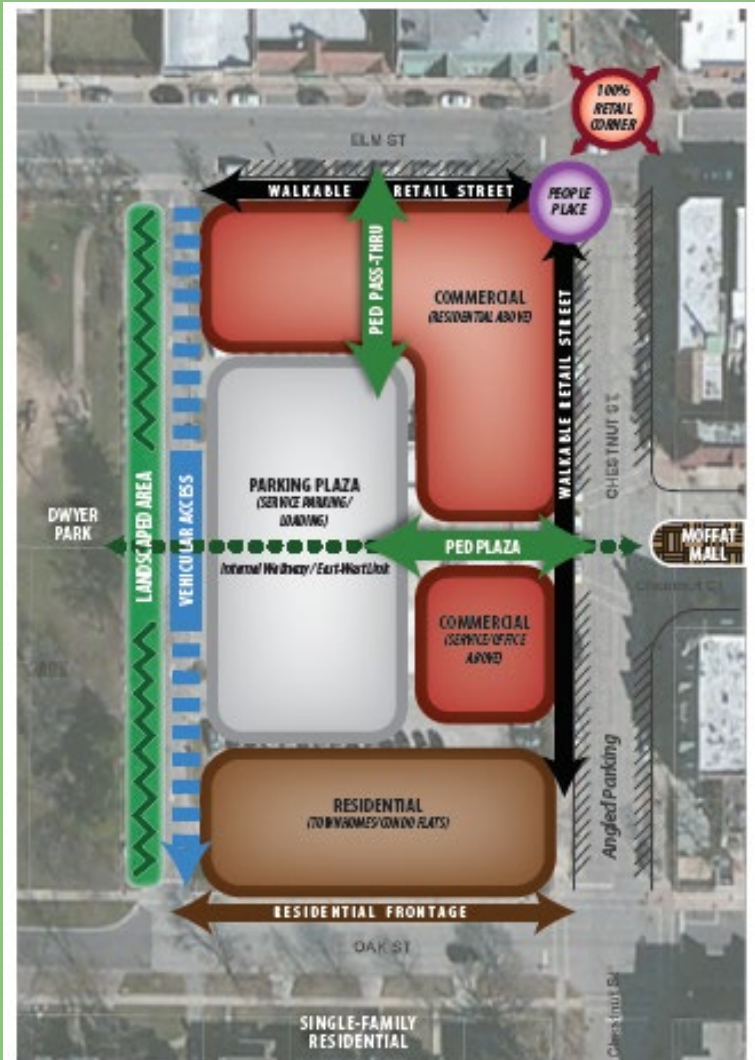
Galligan at Freeman

Current Conditions

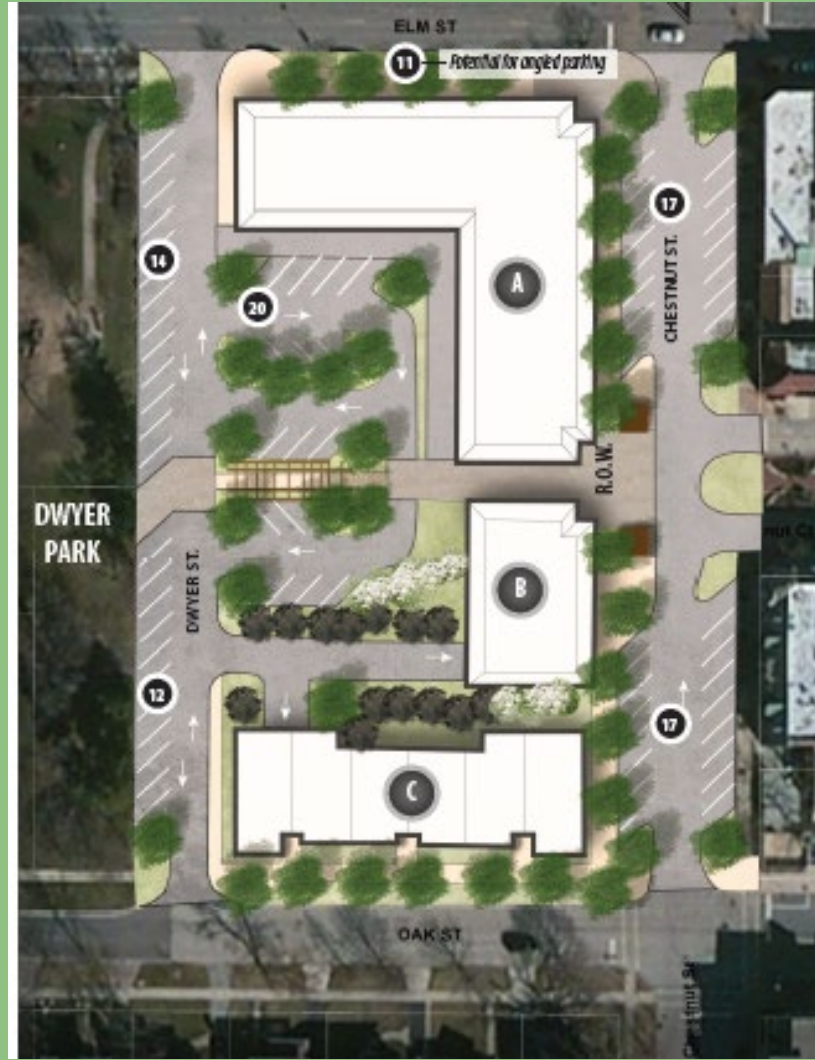
1. Roadway capacity concerns – increased traffic likely due to new development along Freeman to the west (Amazon etc.)
2. Potential roundabout at Freeman / Galligan
3. Future of development along Galligan
4. Forest preserve connections
5. Safety + access to Gilberts Elementary School



Subarea Plans - Examples



Subarea / Land Use Plan



Detailed Subarea / Land Use Plan



PARKING ALTERNATIVE 2:



QUESTIONS + COMMENTS



What's Next?

Phase 1: Assess Community Conditions

Phase 2: Public Engagement

Phase 3: A Vision for Gilberts

Phase 4: Land Use and Subarea Plans

Phase 5: Draft Plan and Adoption